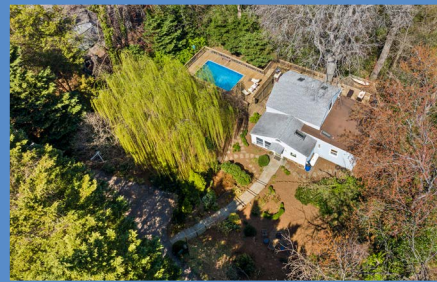


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KAREN HUBBLE BISBEE

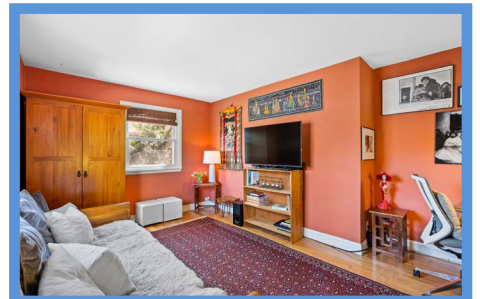
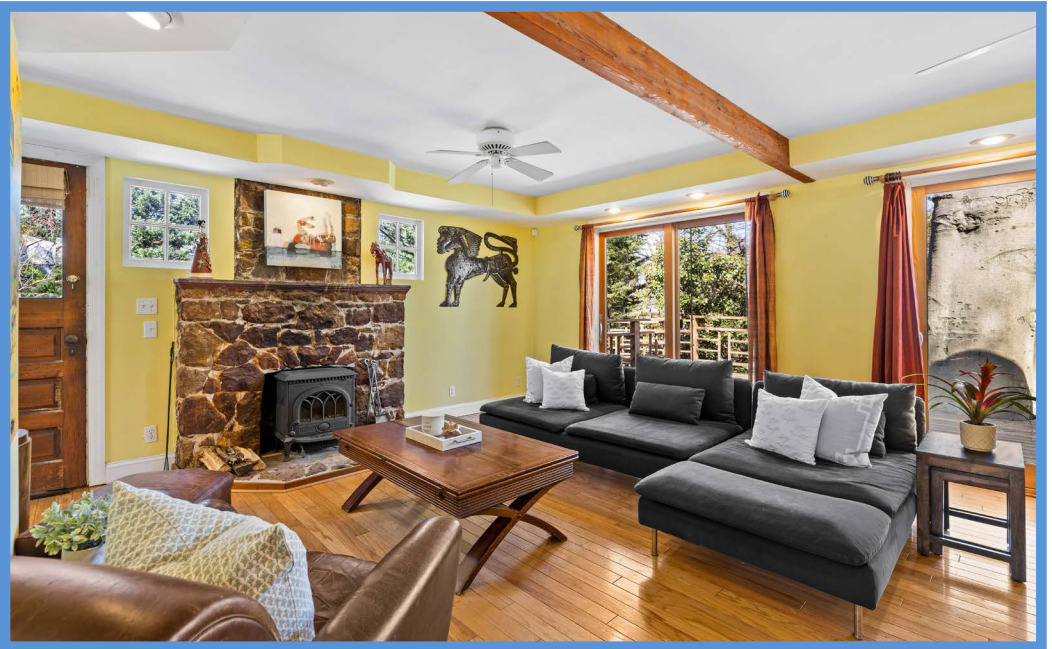
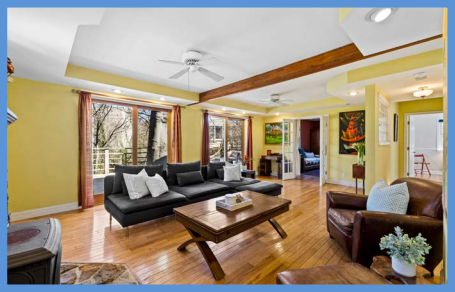
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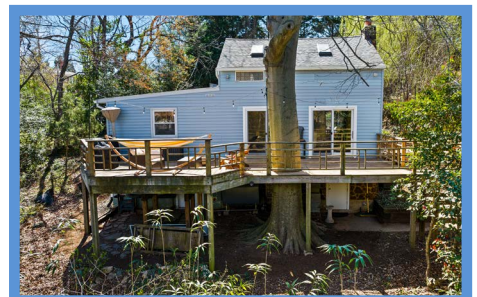
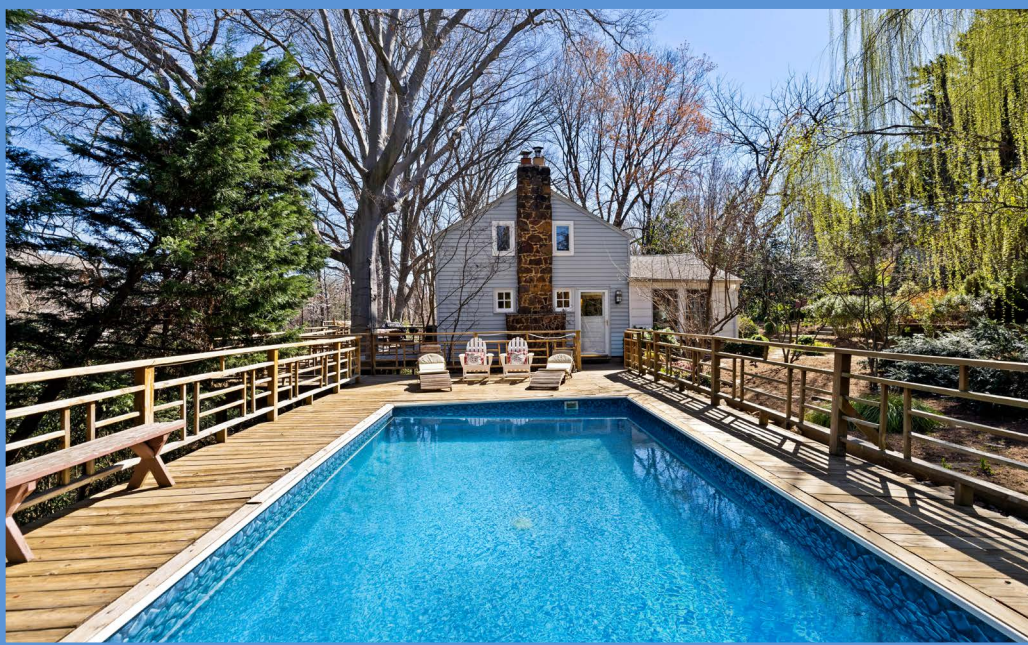
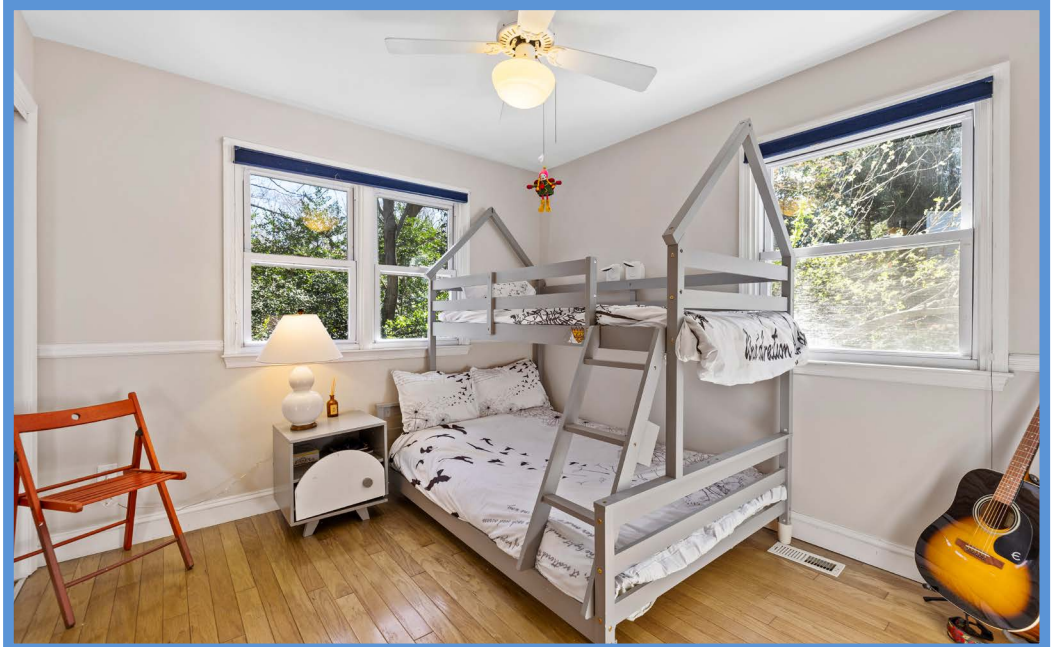
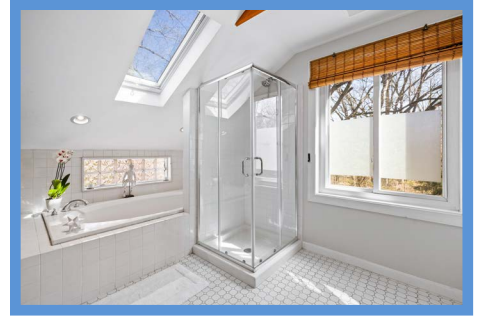


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MAIN LEVEL

FOYER

- Reclaimed paneled entry door with window
- Hardwood flooring
- Open staircase to upper level with handrail
- Illuminated art niche
- Direct access to Kitchen and Living Room

LIVING ROOM

- Hardwood flooring
- Woodburning natural stone fireplace, quarried circa 1940
- Wood stove insert
- Exposed wooden ceiling beams
- Two sets of sliding glass doors to Rear Deck
- Two windows flanking fireplace
- Glass block interior window
- Recessed lighting
- Two ceiling fans
- Passage to Bedroom 2 with access to Kitchen, glass French doors to Lower Level, storage closet, Hall Bath and linen closet

KITCHEN

- Vaulted ceiling with skylight
- Ceramic tile floor
- White raised-panel and glass-door cabinets
- Peninsula, lazy-Susan base cabinet, pull-out trash / recycle bin, dovetailed drawers, matching crown trim
- Laminate countertops
- Ceramic tile backsplash
- Appliances:
 - Kenmore refrigerator
 - GE gas range (propane) with griddle – replaced May 2023
 - GE built-in microwave
 - LG dishwasher – replaced October 2020
- Oversize ceramic double sink with Insinkerator disposal
- Eat-in dining area with built-in wraparound banquette / storage bench with cushions
- Four windows in dining area and additional window at sink, all with woven wood shades
- Glazed side door with access to garden and walkway to parking pad
- Lunette window above side door
- Upper Level glass block interior window
- Recessed lighting
- Track lighting

BEDROOM 2

- Hardwood flooring
- Chair rail detail
- Hardwired reading lights
- Double window and single window
- Two double closets with mirrored sliding doors
- Ceiling fan with overhead light

HALL BATH

- Ceramic tile floor
- Vanity with mirrored medicine cabinet and overhead lighting
- Tub / shower combination with ceramic tile surround
- Glass block window wall with accent tiles
- Skylight
- Track lighting
- Exhaust fan
- Heated towel rack (*to convey)

BEDROOM 3 / DEN

- Entry through glass French doors from Living Room
- Hardwood flooring
- Built-in cabinetry flanking French doors with open shelving, base cabinets and two desks with glass tops
- Two windows with woven wood shades
- Armoire (*to convey)

UPPER LEVEL

PRIMARY BEDROOM

- Staircase access from Foyer with built-in bookcase on upper landing and interior glass block window
- Vaulted ceiling with exposed wooden beams
- Luxury vinyl plank flooring
- Two windows with woven shades
- Skylight with shade
- Recessed closet
- Armoire (*to convey)
- Ceiling fan with overhead light
- Opens to Primary Bath with glass block knee wall

PRIMARY BATH

- Vaulted ceiling with exposed wooden beams
- Ceramic tile floor, tub platform and surround
- Vanity with solid surface top and seamless sink – replaced March 2024
- Mirror and wall sconce lighting
- Oversized soaking tub
- Glass-enclosed shower with ceramic tile surround – replaced March 2024
- Linen closet
- Window with woven shade
- Glass block window at tub
- Exhaust fan

LOWER LEVEL

BASEMENT

- Powder Room with ceramic tile floor and extra storage area
- Concrete floor
- Two glass block windows
- Walkout basement door
- Access to crawl space
- Utility sink
- Storage room / workshop with built-in work bench, open shelving, electric service panel, window and additional wide exit door
- Utilities:
 - Airtemp HVAC system for electric A/C – replaced December 2020
 - Nortek Furnace system for oil-fired heat – replaced December 2020
 - Rinnai tankless hot water heater
 - Kenmore washer and dryer
 - Sump pump with backup battery

EXTERIOR

- Combination of beaded wood and vinyl siding
- Asphalt shingle roof
- Natural quarried stone foundation walls
- Natural quarried stone chimney
- Two freestanding storage sheds
- Rain water catch basin (*to convey)
- Bluestone steps / walkway down from street-level parking pad to home
- Stepping-stone footpaths through garden and to Pool Deck
- Firepit seating area in garden
- Vinyl-lined Pool with wood decking surround, decorative railings, seating area and connector bridge to Rear Deck
- Full-width Rear Deck with wood railings overlooking trees and stream
- Deck constructed around / shaded by 200-year old beech tree
- Dual access to Living Room through sliding glass doors
- Extensively landscaped, heavily wooded 0.76 acre lot with terraced, perennial gardens
- Secluded, private setting with rural ambience yet walking distance to Naval Academy Stadium, Downtown Annapolis, West Annapolis and Homewood
- Utilities:
 - Propane tank (front of home)
 - Compressor / condenser (left side of home)
 - Above-ground oil tank (rear of home)

