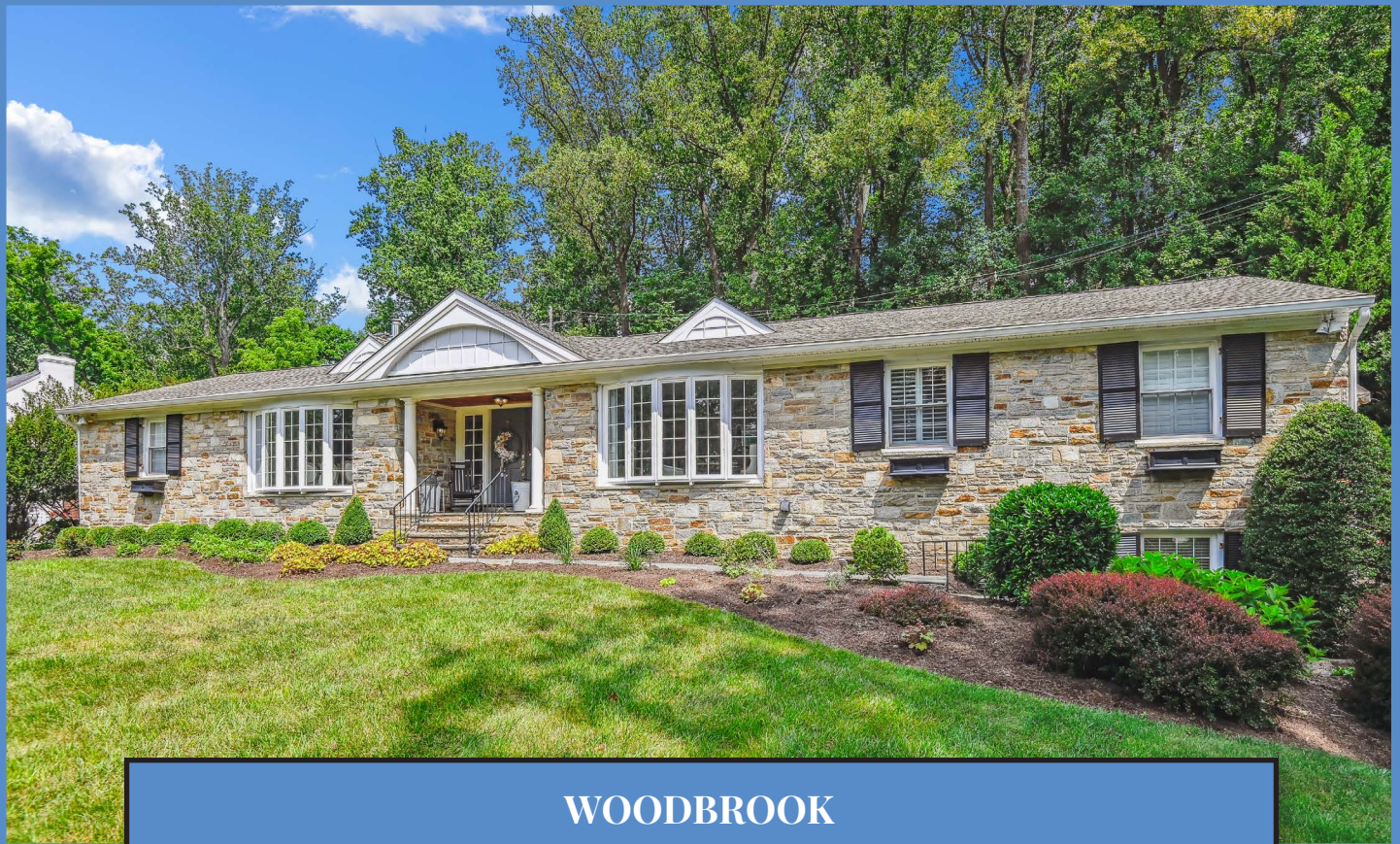
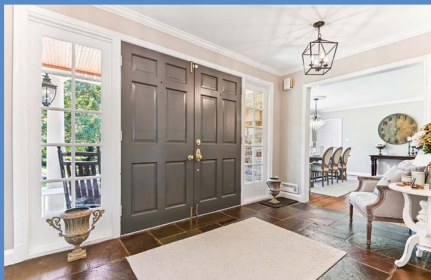


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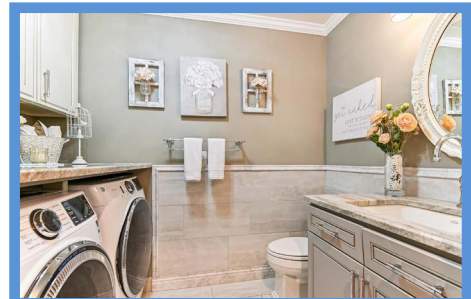


LYNN PLACK

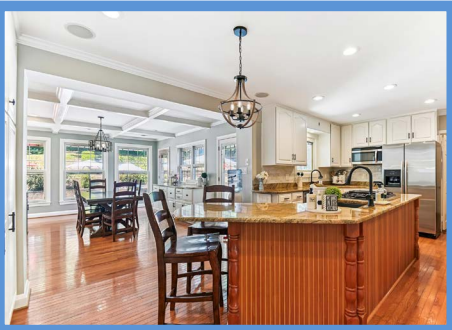
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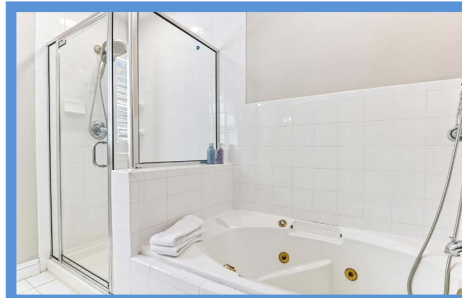
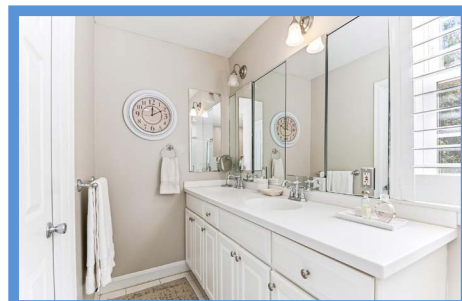
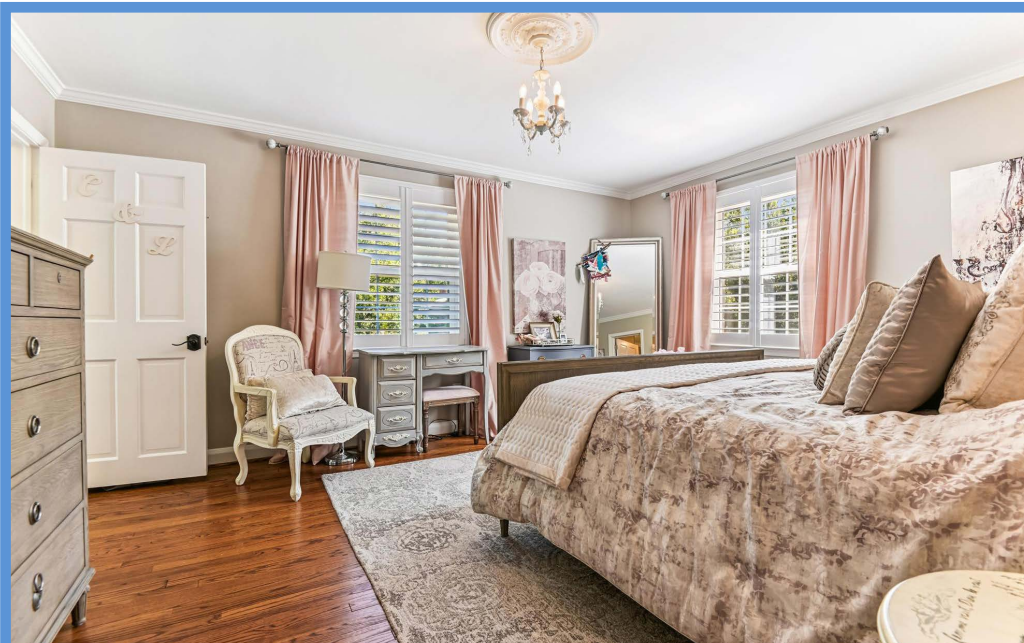












### FOYER 13' X 8'

- Paneled double entry doors with sidelights
- Slate flooring
- Crown molding
- Two pendant lanterns
- Double closet
- French doors to Office
- French doors to Kitchen
- Wide cased portal to Living/Dining Room

### OFFICE 14' X 13'

- Hardwood flooring
- Wide bowed bay window
- Crown molding
- Chair rail with wainscot moldings
- Pendant lantern
- Cased portal to Kitchen

### LIVING/DINING ROOM 28' X 16'

- Hardwood flooring
- Stone chimney with woodburning fireplace (as-is) on raised hearth and stone mantel shelf
- Wide bowed bay window
- Crown molding
- Black metal/crystal chandelier at bay window
- Modern crystal chandelier at fireplace seating area
- Two wall sconce lights
- Built-in ceiling speakers
- Recessed LED light
- Swinging door to passage to Kitchen

- Access to Primary Bedroom
- French doors with sidelights to step-down to Family Room

### FAMILY ROOM 26' X 18'

- Hardwood flooring
- Coffered ceiling trimmed with crown molding
- Stone wall
- Gas fireplace with traditional wood mantel, marble surround and hearth
- Double window and 3 additional windows with in-glass miniblinds
- Sliding doors to patio with sidelights and in-glass miniblinds
- Custom built-in bookcases with base cabinets flanking fireplace
- Recessed LED lighting
- Built-in ceiling speakers
- Wall mount TV and soundbar excluded, bracket to remain
- Dual access step-up to Breakfast Room

### KITCHEN 20' X 10'

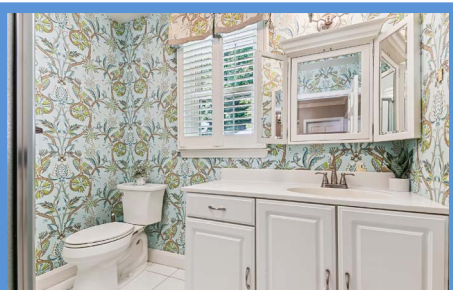
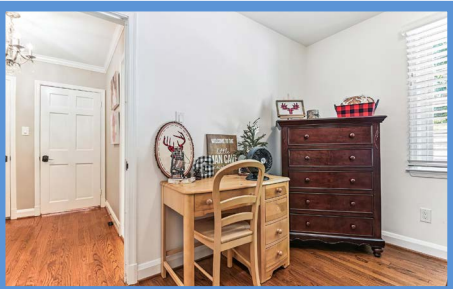
- Hardwood flooring
- White raised-panel cabinetry including cherry island/breakfast bar, pantry cabinets, 42" wall cabinets, pull-out trash/recycle bins, lazy-Susan base cabinet and pot-pan drawers
- Granite counters
- Subway tile backsplashes
- KitchenAid stainless steel counter depth side-by-side refrigerator with water/ice dispenser
- Jenn-Air stainless steel gas range with

- downdraft vent
- LG stainless steel built-in microwave
- Whirlpool stainless steel dishwasher
- Stainless steel undermount double sink with Insinkerator disposal and Kohler black matte gooseneck faucet
- Additional black matte finish undermount sink on island with Kohler black matte gooseneck faucet
- Passage to Living/Dining Room with additional pantry cabinets, pantry closet and access to Laundry/Powder Room
- Window with in-glass miniblind
- Crown molding
- Recessed LED lighting
- Gray finish modern 4-light chandelier
- Built-in ceiling speakers
- Open staircase to Lower Level with knee-wall overlook
- Access to Bedroom Hall
- Open flow to Breakfast Room

### BREAKFAST ROOM 18' X 13'

- Hardwood flooring
- Coffered ceiling trimmed with crown molding
- Base cabinetry matching Kitchen with glass-door wall cabinets
- Granite counters
- Ceramic tile backsplashes
- Black matte finish undermount sink with Kohler black matte faucet
- Insignia stainless steel compact refrigerator







- Double window and 3 additional windows with in-glass miniblinds
- Two glazed doors to patio with in-glass miniblinds
- Gray finish modern 4-light chandelier
- Recessed LED lighting
- Dual access to Family Room

#### LAUNDRY/POWDER ROOM 8' X 6'

- Marble finish porcelain tile floor
- Marble finish porcelain tile wainscot with marble cove base and bull-nose chair rail
- JK vanity with granite top, Kohler undermount sink and overhead lighting with glass shades
- Kohler flush
- JK wall cabinets
- GE Power Steam washer and dryer in built-in enclosure with granite folding counter
- Crown molding
- Crystal ceiling light
- Attic access with HVAC unit
- Exhaust fan

#### PRIMARY BEDROOM 15' X 14'

- Access from Living Room
- Hardwood flooring
- Two double windows with plantation shutters
- Crown molding
- Small crystal chandelier with ceiling medallion excluded
- Two wall sconce lights with shades
- Access to Dressing Room

#### DRESSING ROOM 11' X 6'

- Hardwood flooring
- Two double closets
- Built-in dresser unit with drawers, open shelf and upper cabinet
- Full height plate glass dressing mirror
- Two modern pendant lights
- Crown molding
- Access to Primary Bath

#### PRIMARY BATH 13' X 10'

- Ceramic tile floor, tub surround with surround and shower stall
- Double vanity with solid surface top and seamless sinks, mirrored medicine cabinets and overhead lighting
- Jetted soaking tub with handheld shower
- Glass-enclosed shower stall
- Water closet with Kohler flush
- Window with plantation shutters
- Linen closet
- Recessed LED lighting
- Ceiling light/exhaust fans

#### BEDROOM HALL

- Access from Kitchen
- Hardwood flooring
- Crown molding
- Linen closet
- Modern chandelier

#### BEDROOM 2 13' X 11'

- Hardwood flooring
- Double window with plantation shutters
- Double closet
- Ceiling fan with light

#### BEDROOM 3 11' X 11'

- Hardwood flooring
- Two windows with plantation shutters
- Double closet
- Ceiling fan with lighting

#### BEDROOM 4 11' X 10'

- Hardwood flooring
- Two windows with plantation blinds
- Double closet
- Ceiling light

#### HALL BATH

- Ceramic tile floor and tub surround
- Vanity with solid surface top and seamless sink, framed mirrors medicine cabinet and overhead lighting
- Tub/shower combination with additional handheld shower and glass door enclosure
- Kohler flush
- Window with plantation shutters
- Ceiling light
- Ceiling light/exhaust fan

### LOWER LEVEL

#### LAUNDRY/MUDROOM 13' X 12'

- Carpeted staircase access from Kitchen with wainscot
- Wood finish porcelain tile floor
- Recess-panel base cabinets and island with granite counters and porcelain farmhouse sink
- Built-in mudroom bench on recess-paneled wall with coat hooks and under-bench storage bins
- GE stacked washer and dryer
- Closet with sliding barn door
- Additional closet- freezer excluded
- Under-stair cubby
- Crown molding
- Recessed LED lighting
- Modern linear chandelier above island
- Access to Garage
- French doors to Recreation Room

#### RECREATION ROOM 33' X 21'

- Stone finish porcelain tile floor
- Stone chimney with woodburning fireplace (as-is) and stone mantel shelf
- Large alcove fitted out with climbing wall and monkey bars- negotiable
- Kitchenette with stone bar, granite counters, wood base cabinets, Kohler undermount sink, stainless steel 4-burner electric range, Avanti stainless steel dishwasher, Avanti stainless steel compact refrigerator and 2 pendant lights
- Walk-in custom fitted storage closet
- Crown molding
- Recessed LED lighting
- Wall mount TV and sound bar excluded, bracket to remain
- Wall cabinet with electric service panel

#### BEDROOM 5 12' X 10'

- French doors from Recreation Room
- Stone finish porcelain tile floor
- Window
- Crown molding
- Double closet with mirrored sliding doors
- Custom fitted walk-in storage closet with access to Utility Room with Frigidaire HVAC unit with gas heat and AO Smith gas-fired water heater
- Recessed LED lighting

#### BATH

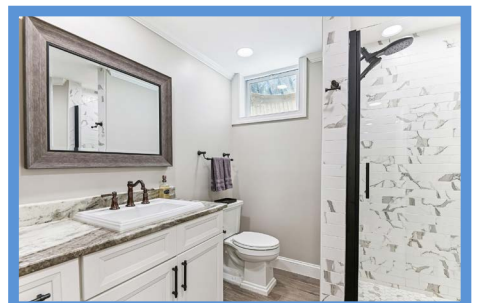
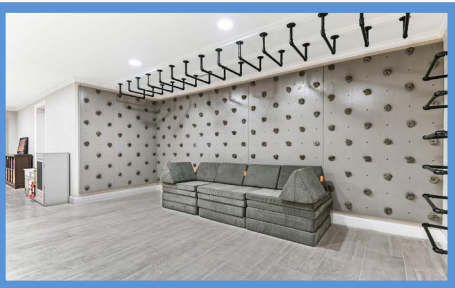
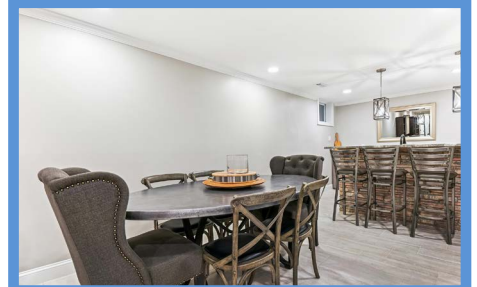
- Wood finish porcelain tile floor
- Vanity with granite top, Kohler sink and framed mirror
- Shower stall with marble finish subway tile walls and hex-tile floor, wall niches, additional handheld shower and glass door
- Kohler flush
- Window
- Crown molding
- Linen closet
- Recessed LED lighting
- Exhaust fan

#### GARAGE 28' X 20'

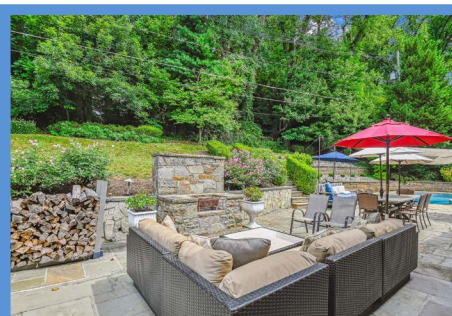
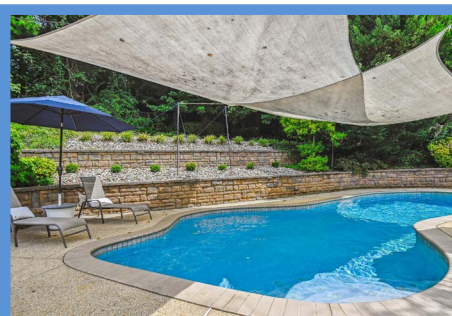
- Two-car
- Finished
- Coachhouse overhead doors with automatic belt-driven door openers
- Epoxy floor finish
- Two windows with plantation blinds
- Exit door
- Electric service panel
- LED lighting
- Access to Laundry/Mudroom
- Husky work bench excluded
- Refrigerator excluded

### EXTERIOR

- All stone rancher with vinyl shake siding on Family Room/Breakfast Room addition
- Asphalt shingle roof
- Stone garden walls with lighting, stone steps and walkway to covered bluestone porch at main entry with classic columns
- Stone driveway walls
- Fenced and gated back yard enclosing the Pool and Patios
- Expansive bluestone Patio with stone outdoor fireplace and stone garden walls- flows to Pool area
- Heated in-ground saltwater pool with aggregate pool decking and patio, Loop Loc safety winter pool cover and Protect-a-Child safety fence system that surrounds the pool
- Outdoor speakers
- Stone and stacked stone garden walls and terraced gardens
- Gated bluestone steps from Patio to parking area
- Professionally landscaped and maintained with landscape lighting
- Desirable Woodbrook location with easy access to Lake Roland, two coffee shops and Eddie's Market







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