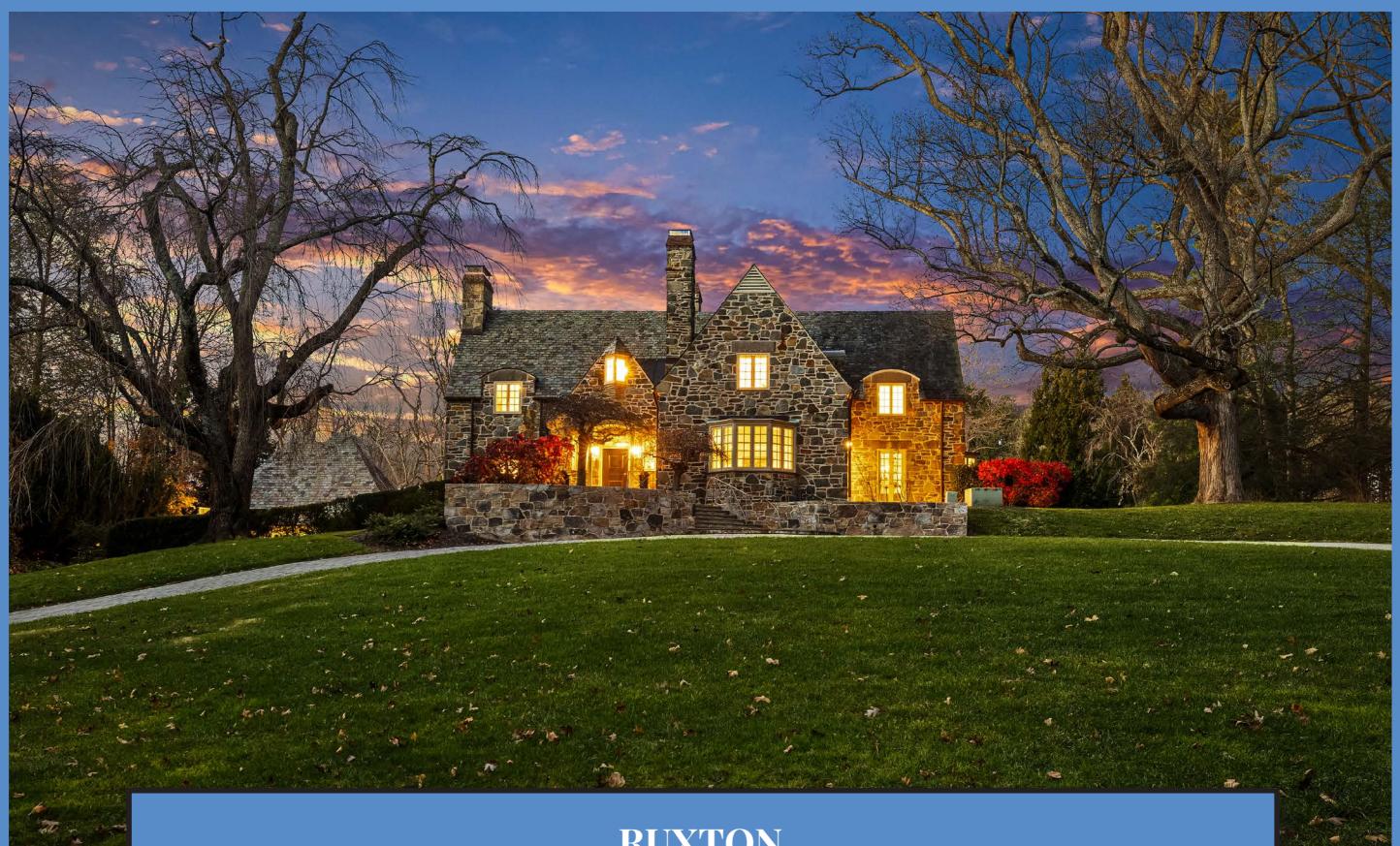


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CHRISTIE'S  
INTERNATIONAL REAL ESTATE



RUXTON  
1212 BOYCE AVENUE



LOCATIONS

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Lutherville, MD 21093

181 Harry S Truman Pkwy Ste 200  
Annapolis, MD 21401

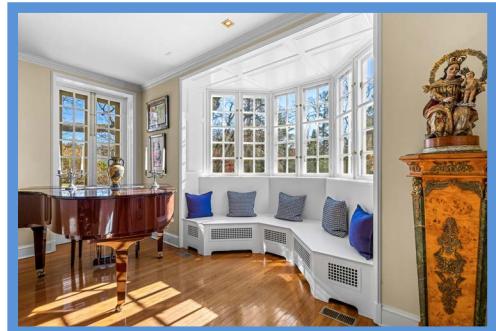
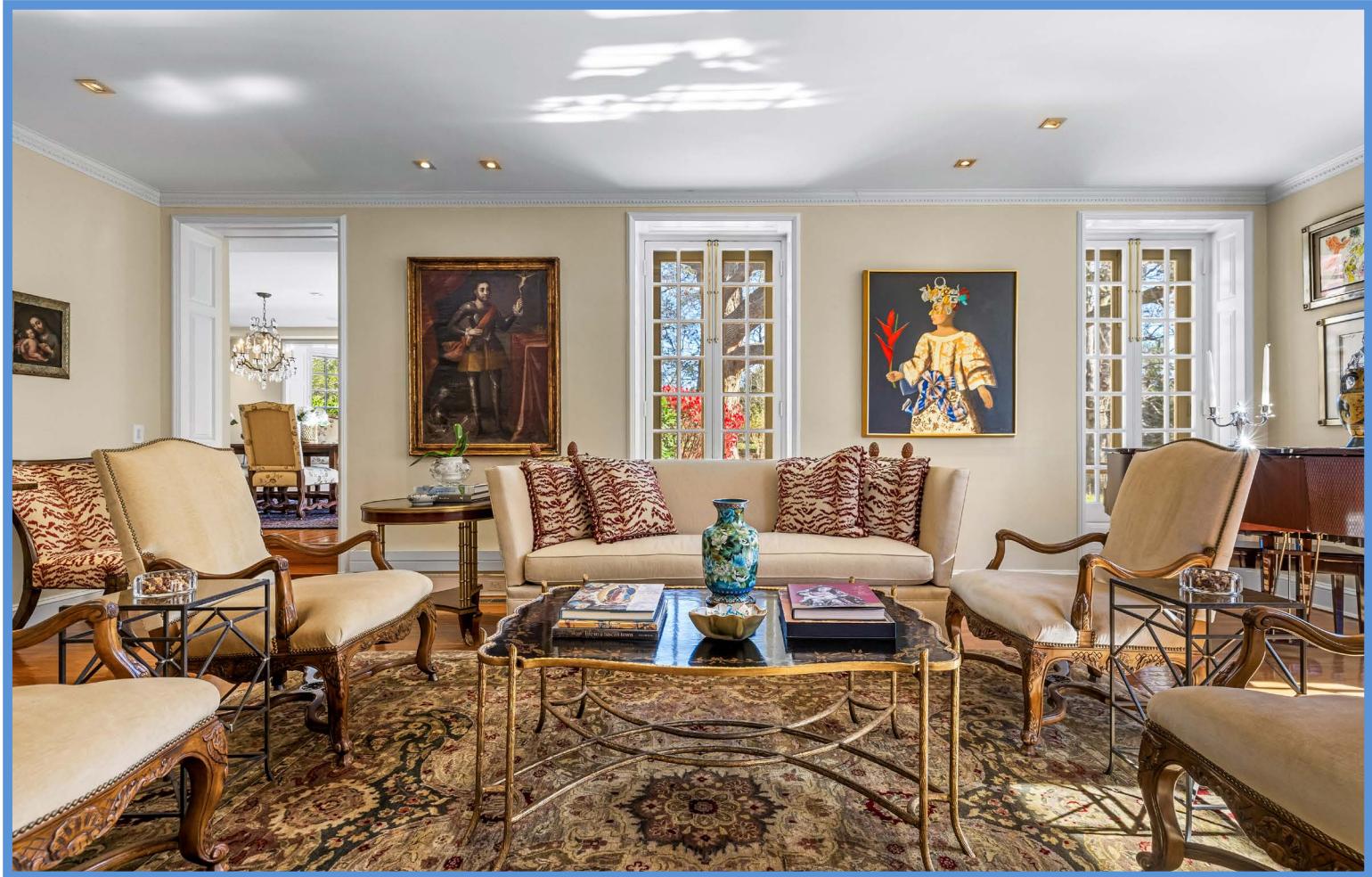


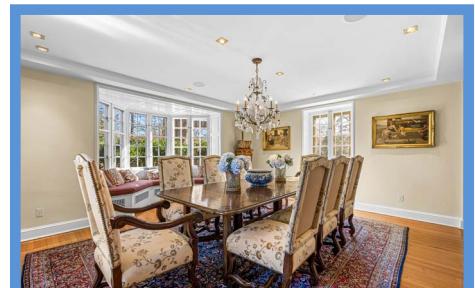
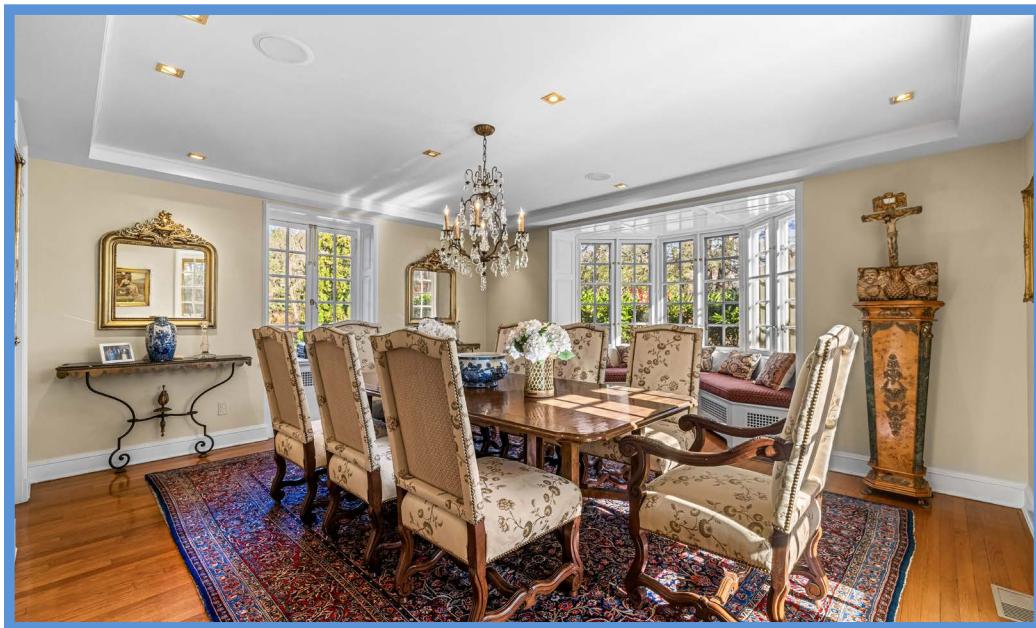
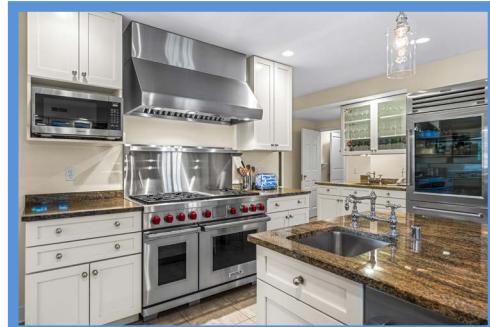
KAREN HUBLE BISBEE

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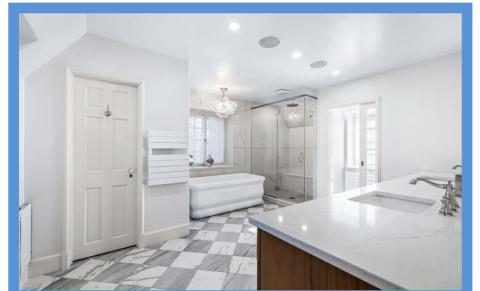
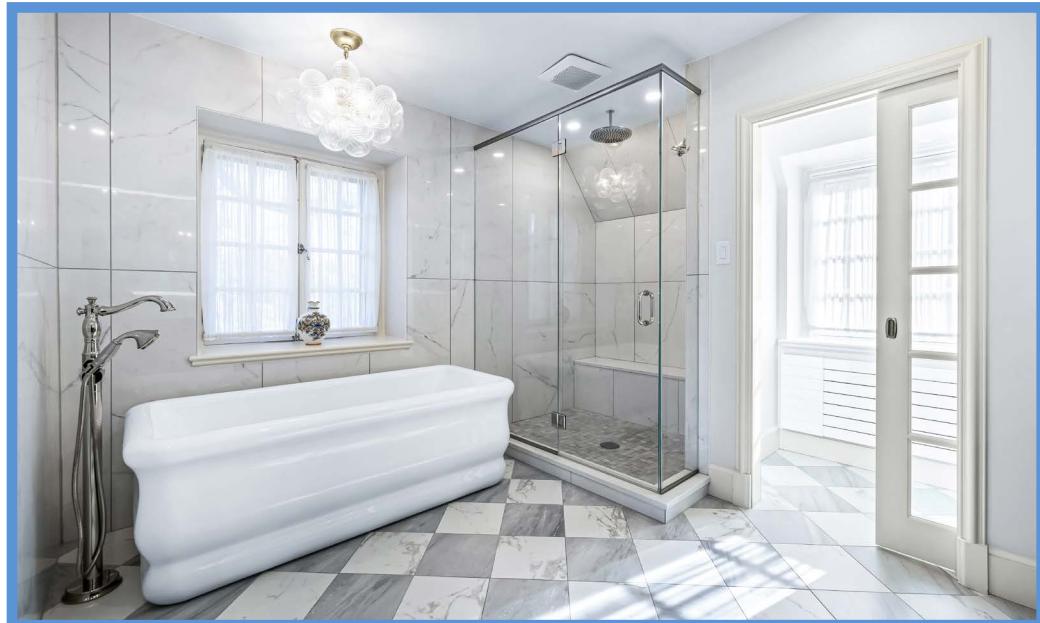
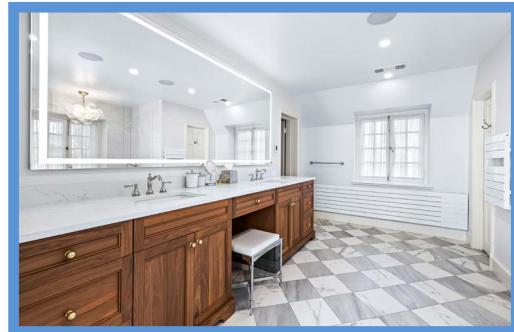
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#### FOYER 13'7" X 12'7"

- Paneled entry door with transom
- Hardwood flooring
- Paneled archway to open oak staircase with paneled wainscot, hardwood handrails, arched French doors on mid-landing, access to formal Powder Room and vestibule access to Kitchen with open staircase to Lower Level
- Two windows flanking entry door
- Two 'concealed' closets
- Crown molding
- Crystal ceiling light
- Recessed art lighting
- Paneled archways to Living Room and Library

#### LIBRARY 17'1" X 12'3"

- Arched French doors from Foyer
- Hardwood flooring
- Wood burning fireplace with French style marble mantel and hearth
- Wall of built-in bookcases with base cabinetry
- Two additional bookcases with base cabinets
- Two windows in arched and paneled recesses with base cabinets- flanking fireplace
- Picture window and additional window in paneled recesses
- Crown molding
- Recessed art lighting

#### LIVING ROOM 25'2" X 16'0"

- Step-down from Foyer through paneled archway
- Hardwood flooring
- Wood burning fireplace with cast stone French style mantel and slate hearth
- Wide bay window in paneled recess with built-in window seat
- Additional window in arched and paneled alcove flanked with built-in bookcases

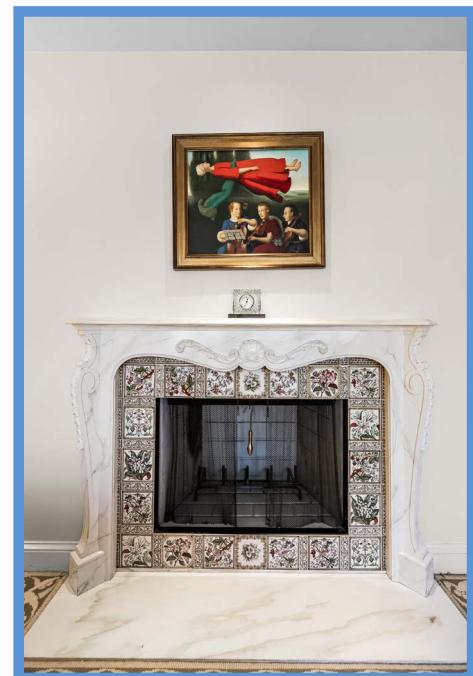
#### DINING ROOM 17'0" X 14'6"

- Step-up from Living Room through paneled portal
- Wide bay window in paneled recess with built-in window seat and custom cushions
- Additional window in paneled recess
- French doors in paneled recess to front Patio
- Crown molding
- Crystal 6-light chandelier
- Recessed art lighting
- Built-in ceiling speakers
- Swinging door to Kitchen
- Two wall mounted console tables excluded

#### KITCHEN 23'0" X 18'0" (IRREGULAR)

- Marble floor
- White Shaker style solid wood cabinetry including oversize island/breakfast bar, glass door cabinets, glass-door pass through cabinets, roll-out trays, utensil drawers, tray cabinet, pull-out trash/recycle bins and dovetailed drawers
- Granite counters and breakfast bar
- Wolf stainless steel 6-burner gas range with 2 ovens, griddle, stainless steel backsplash and warming shelf
- Stainless steel range vent with lighting
- Panasonic stainless steel microwave
- Sub-Zero built-in stainless steel glass-door refrigerator/freezer with 2 refrigerator drawers and 2 freezer drawers
- Sub-Zero built-in stainless steel glass door refrigerator with refrigerator drawer and freezer drawer
- Sub-Zero stainless steel glass door wine cooler

- Cove stainless steel dishwasher
- Stainless steel undermount sink with Insinkerator instant hot water dispenser and disposal
- Two stainless steel undermount prep sinks- 1 on island with Insinkerator disposal
- Raised wood burning fireplace with marble surround and lower log bin
- Pass-through to Family Room
- Walk-in custom fitted pantry closet
- Double window
- Recessed lighting
- Three nickel plated pendant lights with glass shades above island
- Built-in ceiling speakers
- Powder Room 2 with marble floor, granite-top vanity, wall sconce lighting with shades, American Standard flush and ceiling light/exhaust fan



- Access to Foyer at Lower Level staircase
- Glazed door to Mud Room
- Flows to Family Room

### FAMILY ROOM 24'0" X 15'5"

- Marble floor
- Wood burning fireplace with cast stone mantel, marble surround and hearth
- Built-in base cabinetry with marble top and pass-through to Kitchen
- Arched alcove with window wall with transoms and French doors to Patio
- Picture window
- Breakfast/seating area with 2 window walls with transoms
- Recessed lighting and art lighting
- Sony wall mounted TV with sound bar
- Built-in surround sound

### MUD ROOM

- Marble floor
- Bead board wainscot
- Glazed exit door with transom to Patio
- Window
- Double closet
- Wall mounted coat/hat rack
- Recessed lighting

### FORMAL POWDER ROOM

- Access from Foyer with 'concealed' door- matches wainscoting
- Marble floor
- Wall mounted glass vessel sink with wall mounted fittings
- Two brass wall sconce lights with shades
- Water closet with ceiling light

## UPPER LEVEL

### HALL

- Hardwood flooring
- Landing for staircase with banister overlook
- Pendant lantern
- Access to Bedroom 3 and Study
- Access to Bedroom Passage with wall-to-wall carpeting, recessed lighting, linen closet, staircase to attic and access to Primary Suite and Bedroom 2
- Recessed light

### PRIMARY SUITE

#### HALL

- Wall-to-wall carpeting
- Two large custom fitted walk-in closet/ dressing rooms- 1 with window
- Additional custom fitted walk-in closet
- Custom built-in wardrobe cabinetry
- Recessed lighting
- Laundry closet with Miele stacked washer and dryer (as-is)

### PRIMARY BEDROOM

#### 17'0" X 15'0"

- Wall-to-wall carpeting
- Wood burning fireplace with French

- style mantel, decorative ceramic tile surround and marble hearth
- Three double windows with plantation blinds
- Recessed lighting
- Two wall mounted swing-arm lamps
- Built-in ceiling speakers
- Access to Sitting Room

### SITTING ROOM 14'0" X 7'2"

- Vaulted ceiling
- Wall-to-wall carpeting
- Two windows with plantation blinds
- Built-in bookcase with base cabinetry

### PRIMARY BATH

- Heated gray and white checkerboard pattern marble floor
- Double vanity/dressing table with marble finish quartz top, Kohler undermount sinks and large plate glass with in-mirror surround lighting
- Freestanding soaking tub with hand-held shower and marble finish porcelain tile walls to ceiling
- Glass-enclosed shower stall with marble floor, marble finish porcelain tile walls, rain shower, additional shower, built-in bench, in-wall mirror and ceiling light/exhaust fan
- Pocket door to water closet with Toto flush, window and ceiling light/exhaust fan
- Two windows
- Custom fitted walk-in linen closet
- Modern glass-globe cluster chandelier
- Recessed lighting
- Built-in ceiling speakers

### BEDROOM 2 15'2" X 15'1"

- Private hall entry with custom fitted walk-in closet and additional double closet
- Wall-to-wall carpeting
- Wall of custom built-in bookcases surrounding window including base cabinetry and desk
- Additional window with built-in window seat bench
- Recessed lighting
- Two wall sconce lights with glass shades
- Private Bath

### BATH

- Ceramic tile floor and tub surround
- Vanity with Corian top, designer sink, mirrored medicine cabinet and vertical lighting
- Tub/shower combination with additional hand-held shower and glass doors
- Window
- Wall mounted radiator/heated towel rack
- Recessed light
- Ceiling light/exhaust fan

### BEDROOM 3 17'0" X 12'7"

- Private hall entry with custom fitted walk-in closet
- Wall-to-wall carpeting

- Exposed brick chimney wall surrounding window with wooden blind
- Two additional windows with wooden blinds
- Recessed lighting
- Private Bath

### BATH

- Ceramic tile floor and shower stall
- Pedestal sink with mirrored medicine cabinet and vertical lighting
- Glass-enclosed shower stall
- Window
- Wall mounted radiator/heated towel rack
- Ceiling light/exhaust fan

### STUDY 9'5" X 9'0"

- Wall-to-wall carpeting
- Small bay window in recess
- Built-in bookcases
- Recessed lighting

### ATTIC

- Oak staircase access
- Floored
- Walk-in cedar closet with shelving and window
- Trane HVAC unit
- Large storage areas

## LOWER LEVEL

### HALL

- Wall-to-wall carpeting including staircase access with landing window
- Under-stair storage closet
- Unfinished walk-in storage closet
- Recessed lighting
- Wall sconce up-lighting

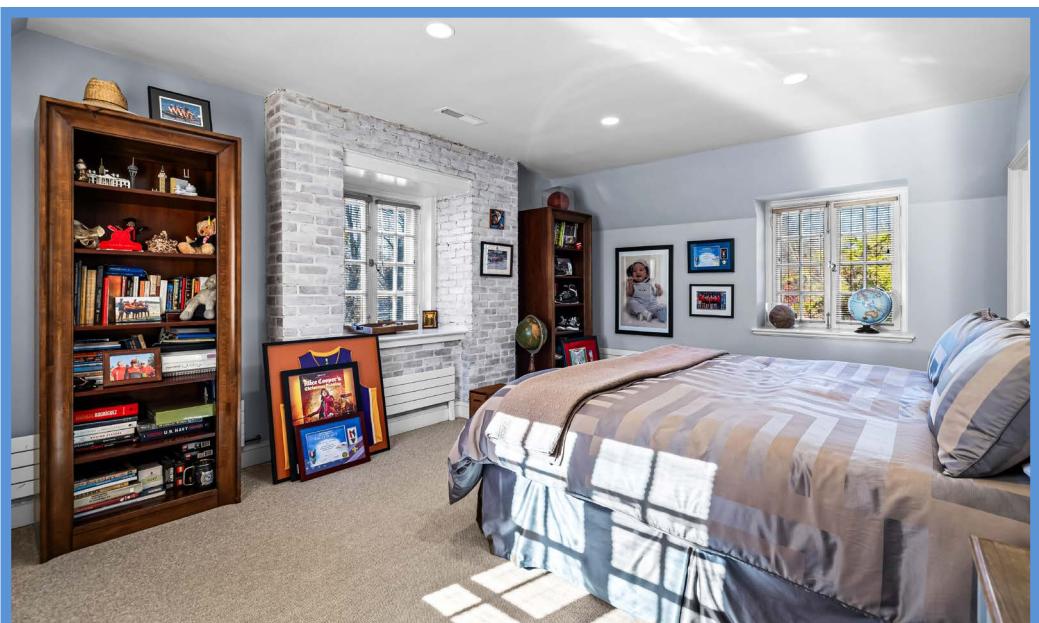
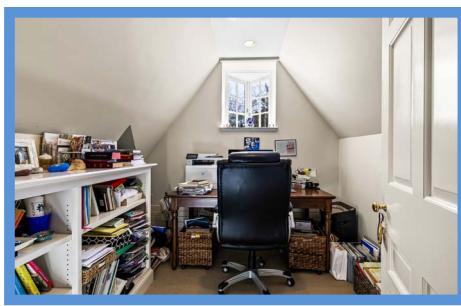
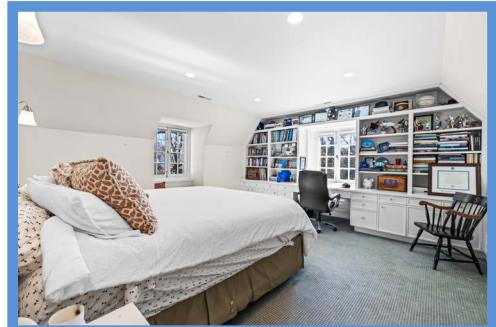
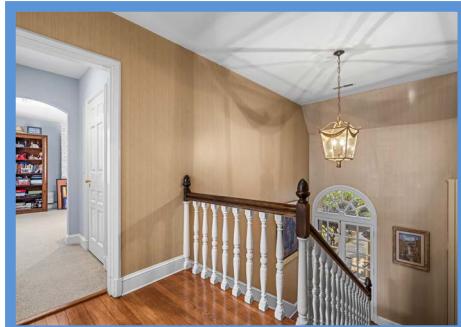
### MEDIA ROOM

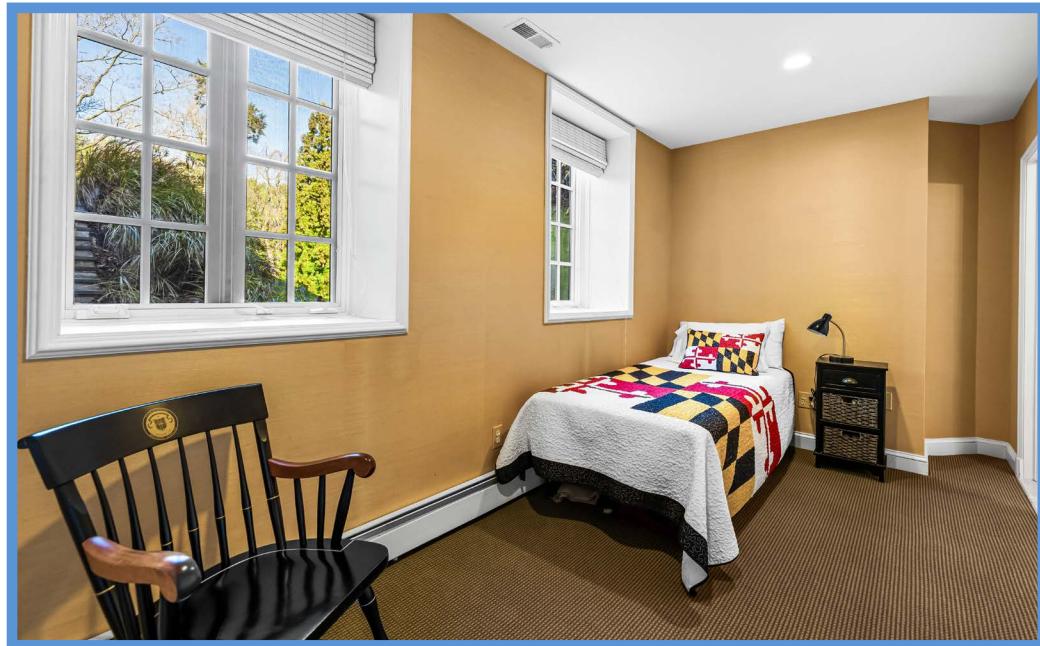
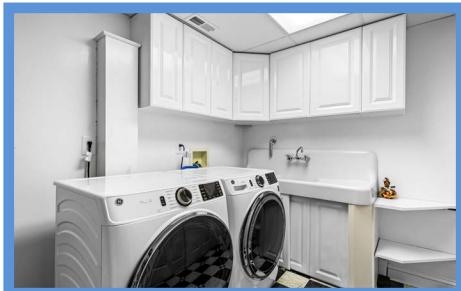
#### 23'0" X 15'4"

- Maple flooring
- Wall of custom built-in cherry entertainment cabinetry including base cabinets, storage cabinets, TV cabinet, built-in speakers and Mitsubishi TV
- Runco ceiling mounted projector
- Retractable projection screen
- Three reclining theater chairs
- Two sets of French doors with plantation blinds to patio
- Amerec cedar sauna
- Recessed lighting
- Access to full Bath

### BATH

- Ceramic tile floor and shower stall
- Wall mounted ceramic vanity with framed mirror and wall sconce lighting
- Shower stall with sliding glass doors
- American Standard
- Linen closet
- Wall mounted radiator/heated towel rack
- Ceiling light/exhaust fan





#### GYM/BEDROOM 4 16'8" X 14'8"

- Vestibule entry
- Wall-to-wall carpeting
- Four windows with pleated shades
- Custom fitted double closet
- Plate glass mirrors
- Sony wall mounted TV with soundbar
- Private Bath

#### BATH

- Ceramic tile floor and shower stall
- Vanity with Corian top, designer sink framed mirror and wall sconce lighting with shades
- Shower stall with glass door enclosure
- American Standard flush
- Linen closet
- Recessed light
- Ceiling light/exhaust fan

#### BEDROOM 5 13'0" X 7'4"

- Vestibule entry
- Wall-to-wall carpeting
- Two windows with wood shades
- Closet
- Recessed lighting
- Private Bath

#### BATH

- Ceramic tile floor
- Vanity with mirrored medicine cabinet
- Shower stall with glass door
- Kohler flush
- Ceiling light/exhaust fan

#### LAUNDRY ROOM 9'9" X 7'6"

- Vinyl flooring
- White raised panel base and wall cabinets
- Ceramic utility sink
- GE washer and gas dryer
- Sliding doors concealing electric service panels and Lutron lighting panel
- Crawl space access
- Fluorescent lighting

#### UTILITY ROOM

- Unfinished
- Viessmann gas fired boiler with 7 zones and hot water supply tank
- Trane HVAC unit
- Home media panels

#### EXTERIOR

- All stone original home with cedar sided expansion
- Slate roof with copper gutters and downspouts
- Stone garden walls framing bluestone steps with custom wrought iron railings to front bluestone terrace at main entry
- Covered barrel-vault porch at main entry
- Aggregate front patio (20' X 16') accessed from Living Room and Dining Room
- Elevated wrap-around bluestone Patio (40' X 35') partially covered by wisteria pergola with classic columns, border gardens, bluestone capped garden walls, bluestone staircase to lower Patio and wide bluestone staircase to parking pad with custom wrought iron railings- access from Family Room and Mud Room
- Stone paver driveway including circular drive at front and large parking pad at Garage

- Bluestone Patio accessed from lower level Media Room
- Fenced formal garden behind Garage with brick walkways
- Deep back yard
- Extensive professional landscaping including stone garden walls and specimen trees

#### GARAGE

- Stone construction with cedar siding- matches house
- Slate roof with cupola
- Three-car with automatic door openers and exterior keypad
- Finished including epoxy floor finish

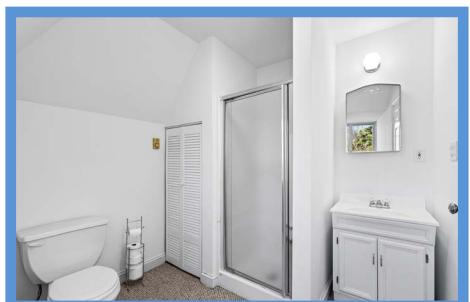
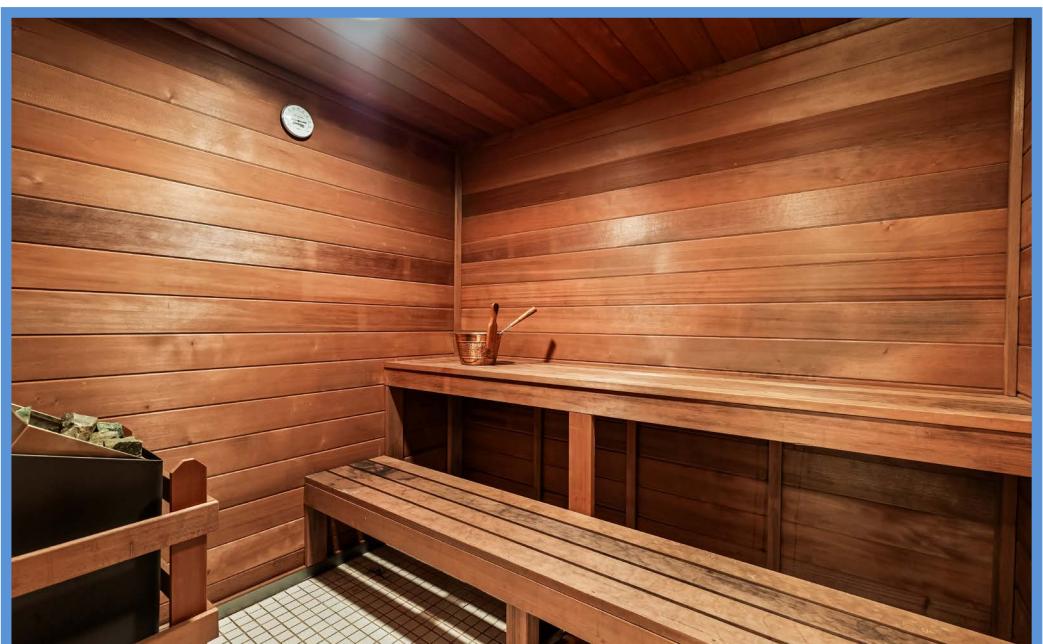
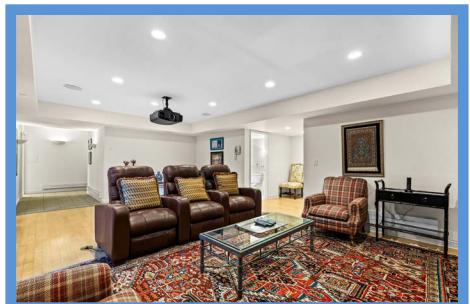
- Maple storage cabinets and base cabinet/workbench with pegboard wall panel
- Three windows
- Exterior staircase to upper level Studio/Loft
- Lower level garden room with overhead garage door access and 2 windows

#### GARAGE STUDIO/LOFT 14'4" X 14'4"

- Vestibule entry
- Wall-to-wall carpeting
- Beaded board paneled walls and ceiling
- Window in dormer recess
- Wall of built-in bookcases
- Walk-in storage closet with built-in shelving
- Recessed lighting
- Daikin in-wall HVAC unit
- Full Bath with vanity, mirrored medicine cabinet, shower stall and window in dormer recess

*All information contained herein deemed reliable but not guaranteed by the Broker*







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