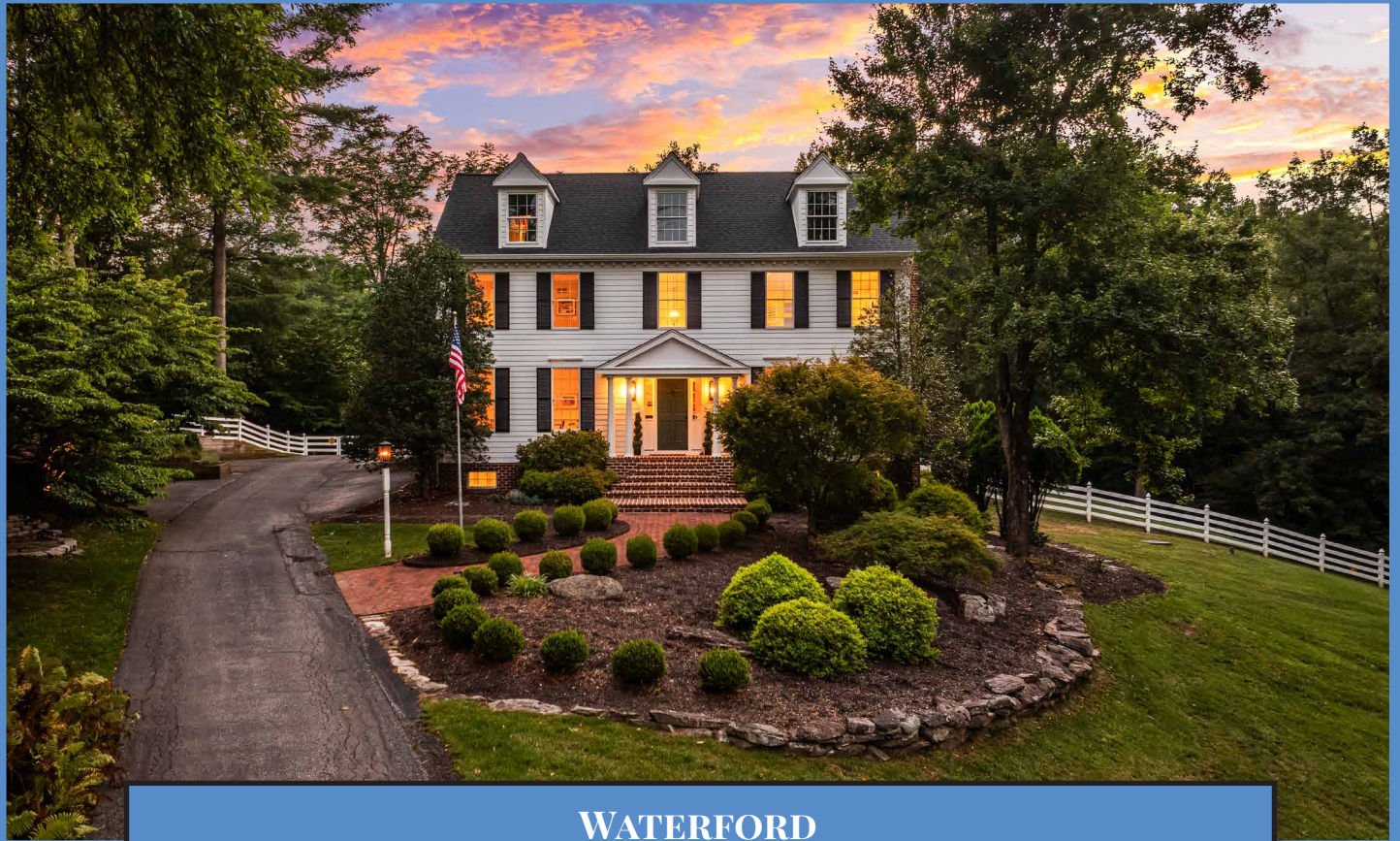


*Hubble
Bisbee*

CHRISTIE'S
INTERNATIONAL REAL ESTATE



WATERFORD
1506 PHOENIX ROAD



LOCATIONS

2330 W Joppa Road, Suite 104
Lutherville, MD 21093

181 Harry S Truman Pkwy Ste 200
Annapolis, MD 21401



KAREN HUBBLE BISBEE

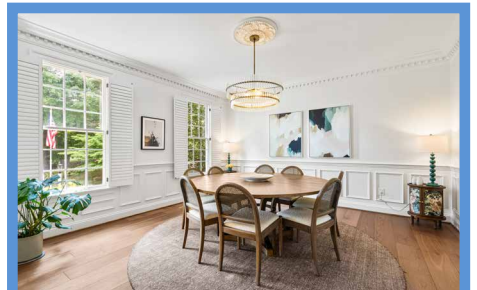
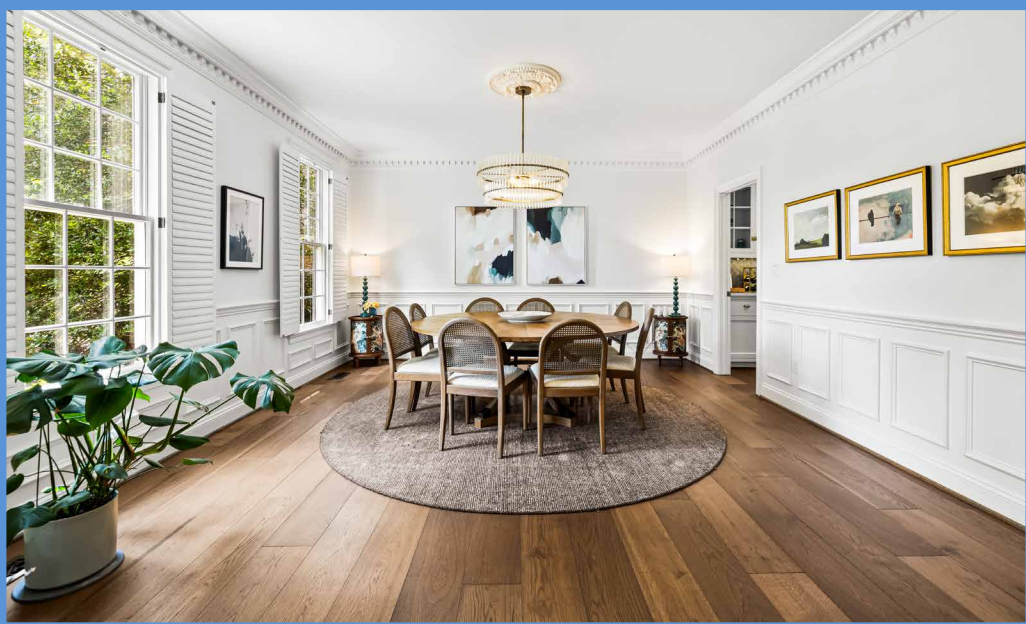
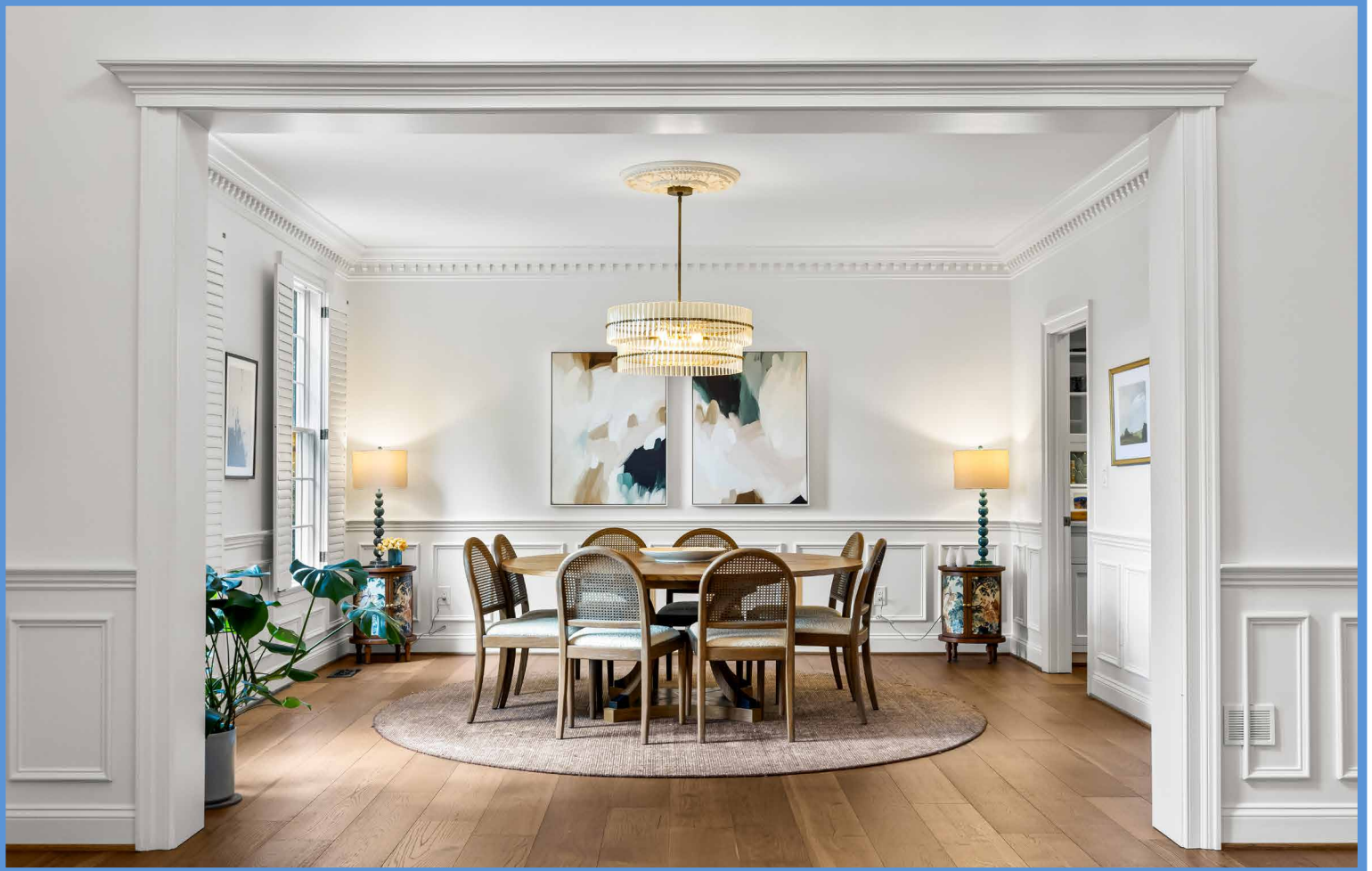
Principal, Associate Broker, ABR, GRI

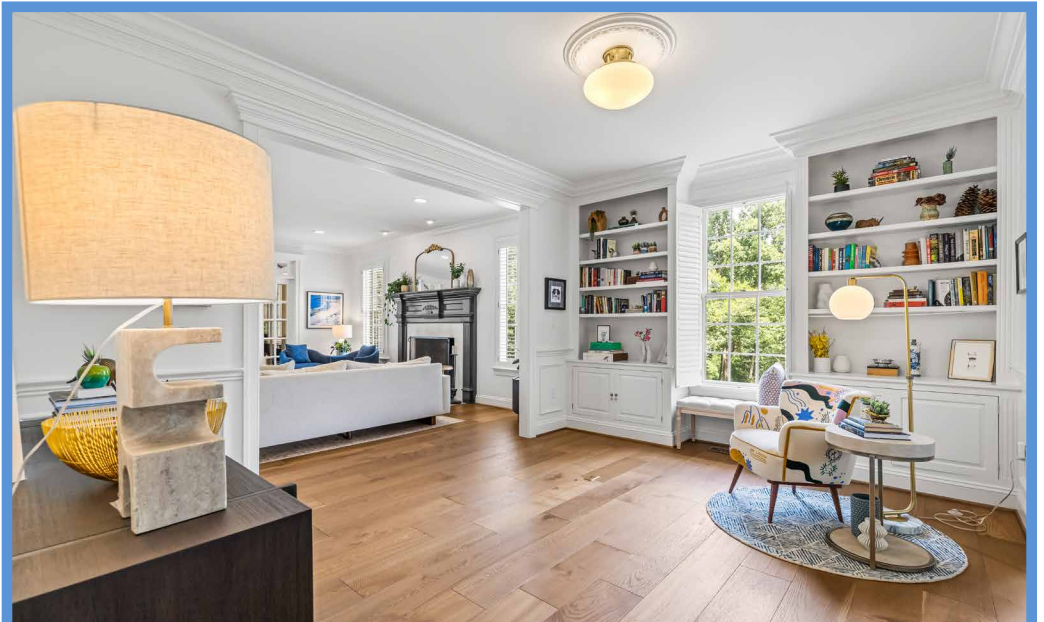
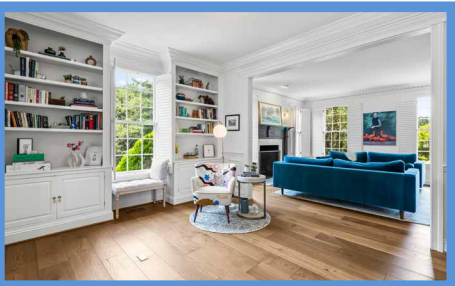
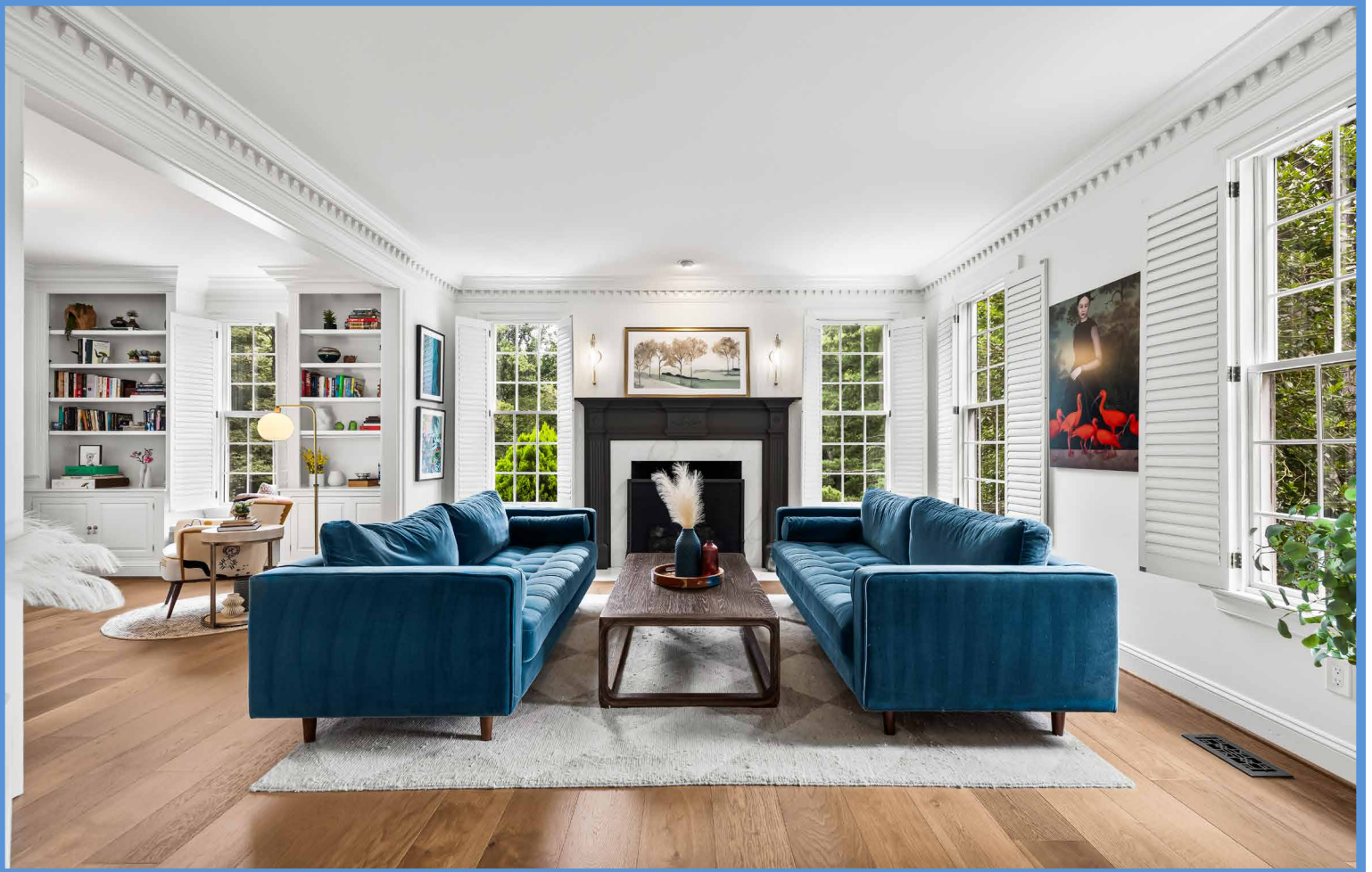
Karen@HubbleBisbee.com

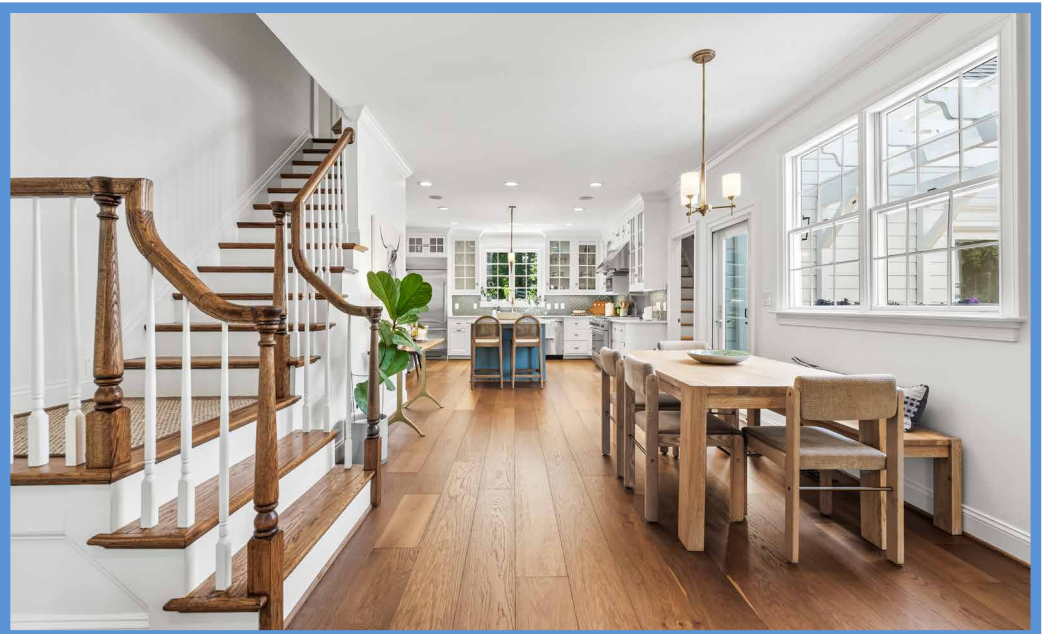
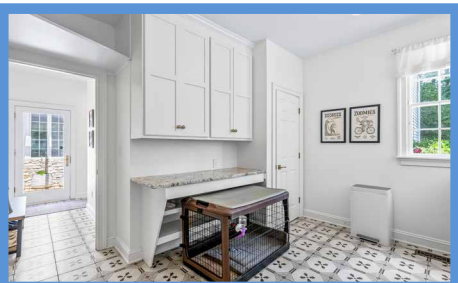
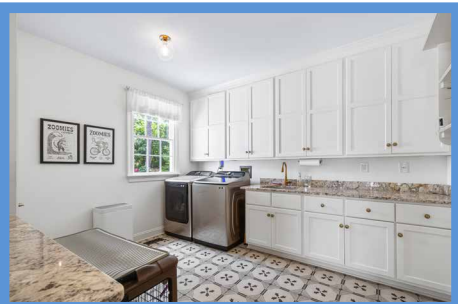
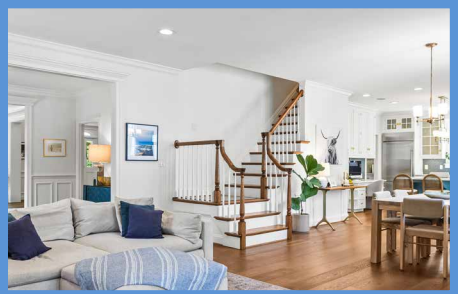
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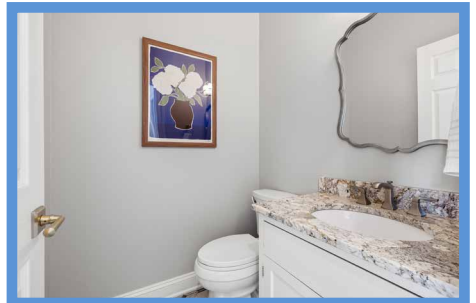
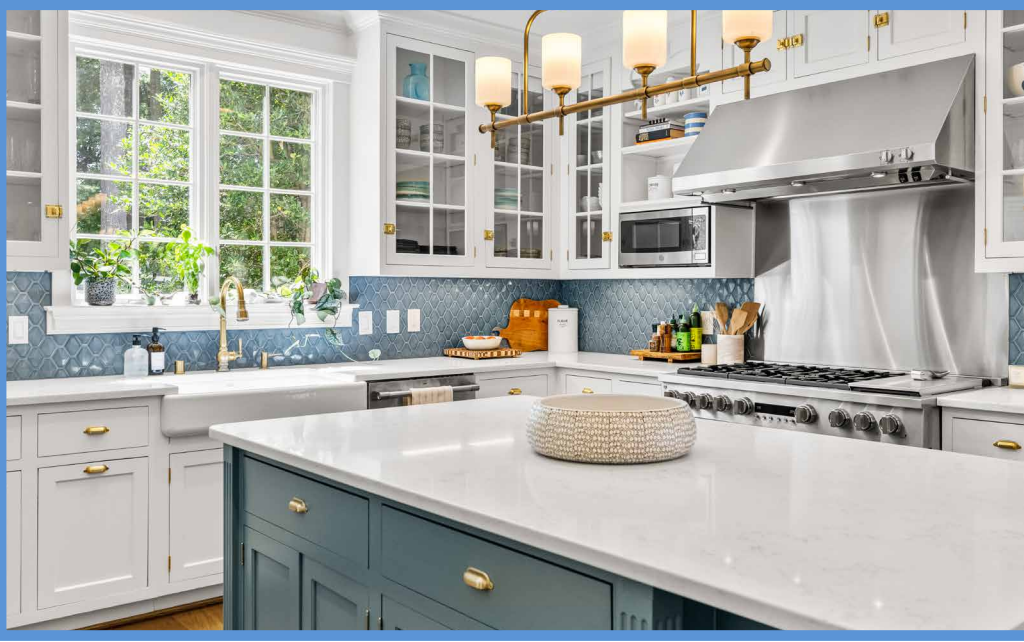
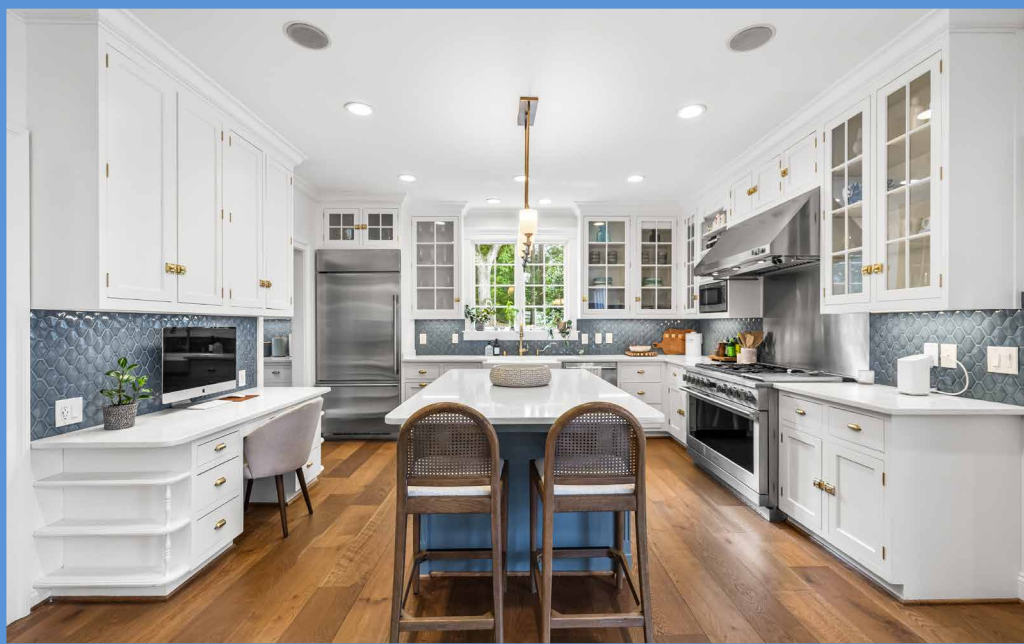
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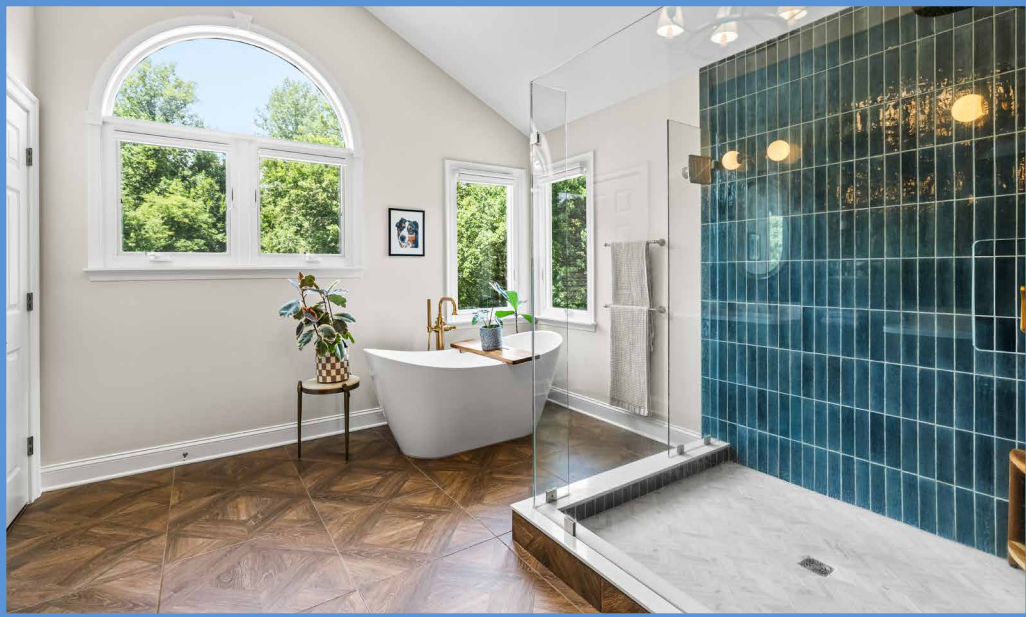
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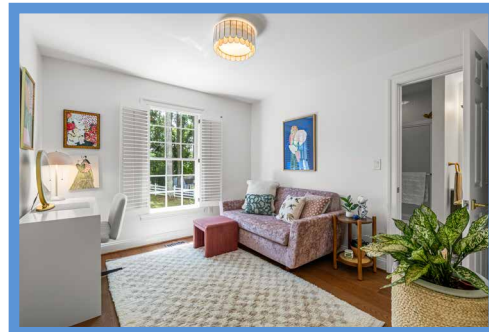
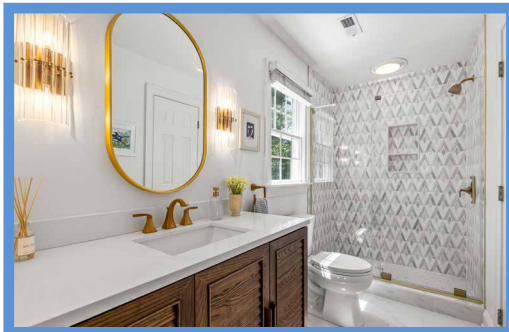
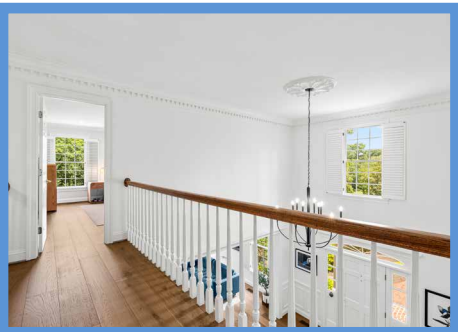














FOYER 22'6" X 11'11"

- Paneled entry door with sidelights and arched transom
- Baldwin Federal door handles (throughout entire house)
- Two-story
- European white oak 8" wide plank hardwood flooring
- Classic open oak staircase with hardwood handrails and painted spindles
- Overlook from 2nd Floor Hall
- Window above entry with plantation shutters
- Built-up dentil crown molding
- Chair rail with wainscot moldings
- Passage to Kitchen with double closet, Powder Room and concealed staircase to Lower Level
- Black metal Opulent Amaya 10-light chandelier with ceiling medallion
- Access to Study
- Architectural cased portals to Living Room and Dining Room

LIVING ROOM 14'6" X 14'4"

- European white oak 8" wide plank hardwood flooring
- Wood burning fireplace with gas-log insert, Colonial mantel, marble surround and hearth (2024)

- Four windows with plantation shutters
- Built-up dentil crown molding
- Recessed light
- Two brass modern wall sconce lights with glass shades
- Wide cased portal to Study

DINING ROOM 14'8" X 14'5"

- European white oak 8" wide plank hardwood flooring
- Two windows with plantation shutters
- Built-up dentil crown molding
- Chair rail with wainscot moldings
- Mallory crystal chandelier with ceiling medallion
- Two crystal double wall sconce lights with shades
- Glazed door to Butler's Pantry

STUDY 15'0" X 11'6"

- European white oak 8" wide plank hardwood flooring
- Built-in bookcases with base cabinets flanking window with plantation blinds
- Built-up crown molding
- Chair rail with wainscot moldings
- Ceiling light with ceiling medallion
- Wide cased portals to Family Room and Living Room

FAMILY ROOM 19'0" X 15'9"

- European white oak 8" wide plank hardwood flooring
- Oversize wood burning fireplace with Colonial mantel, marble surround and hearth
- Two windows with plantation shutters
- Crown molding
- Recessed lighting
- Open flow to Kitchen
- French doors with sidelights and transoms to Sunroom

SUNROOM 15'9" X 15'7"

- Vaulted cedar ceiling
- Heated wide plank wood floor
- Three walls of windows including French doors with full-size sidelights to Deck
- Propane-fired cast iron stove
- Arhaus Rosalind rattan 5-light chandelier

KITCHEN 27'4" X 14'10"

- European white oak 8" wide plank hardwood flooring
- Recess-panel vintage style custom wood cabinetry in white finish including blue finish island/ breakfast bar, glass-door cabinets, wall cabinets to ceiling, planning

- desk, roll-out trays, display shelving, pull-out trash/recycle bins, microwave shelf and crown trim
- Satin brass cabinet pulls and latches
- Marble finish quartz counters
- Ceramic tile backsplashes
- Monogram stainless steel counter-depth built-in refrigerator- 2024
- Monogram Professional 48" stainless steel 6-burner gas range with 2 ovens, griddle, warming shelf, stainless steel backsplash and range hood vent with lighting- 2024
- GE stainless steel microwave- 2024
- Monogram stainless steel dishwasher- 2024
- Kohler ceramic double farmhouse sink with Insinkerator disposal (2024) and basin racks
- Large breakfast area with 3-light chandelier with glass shades, double window and glazed door to Deck
- Open oak back staircase to 2nd Floor with hardwood handrails
- Double window at sink
- Crown molding
- Walk-in pantry closet
- Recessed lighting
- Four-light pendant light above island with glass shades
- Under-cabinet lighting
- Built-in ceiling speakers
- Open flow to Family Room
- Access to Mudroom
- Access to passage to Foyer
- Access to Butler's Pantry

BUTLER'S PANTRY 11'7" X 5'11"

- European white oak 8" wide plank hardwood flooring
- Cabinetry matching Kitchen including glass-door cabinets
- Marble finish quartz counters
- Ceramic tile backsplashes
- Window with plantation shutters
- Crown molding
- Recessed lighting
- Under-cabinet lighting
- Glazed door to Dining Room

POWDER ROOM 5'11" X 5'1"

- European white oak 8" wide plank hardwood flooring
- Pedestal sink with oval adjustable mirror and overhead lighting
- Crown molding
- Exhaust fan

MUDROOM 12'7" X 9'7"

- Ceramic tile floor- 2024
- Open pine staircase to Bedroom 5/ Guest Suite
- Powder Room 2 with ceramic tile floor, vanity with granite top, undermount sink and overhead

- lighting, exhaust fan
- Double closet with shelving
- Wall mounted coat hook rack
- Recessed lighting
- Glazed door to Deck
- Access to Garage
- Access to Laundry Room

LAUNDRY ROOM 13'0" X 12'7"

- Ceramic tile floor- 2024
- Recess-panel vintage style custom wood cabinetry in white finish including base cabinets, wall cabinets and folding counter
- Granite counters
- Wall mounted shelving
- Closet
- Stainless steel undermount sink
- Samsung washer and dryer- 2024
- Window with plantation blind
- Under-cabinet lighting

GARAGE 30'2" X 22'11"

- Finished
- Three-car with automatic door openers
- Epoxy floor finish
- Gladiator workbench and wall cabinets
- Storage shelving
- GE stainless steel refrigerator
- Glazed exit door to Deck
- Fluorescent lighting
- Liftmaster garage door opener- 2025

SECOND FLOOR

HALL 11'11" X 5'3"

- Landing for main staircase with banister overlooks to Foyer and staircase, built-up dentil crown molding
- European white oak 8" wide plank hardwood flooring
- Back staircase to Kitchen
- Linen closet
- Recessed lighting
- Opulent Amaya pendant lantern with ceiling medallion above main staircase
- Pull-down attic stairs to large, floored storage attic with 3 dormer windows

PRIMARY BEDROOM 18'7" X 15'0"

- European white oak 8" wide plank hardwood flooring
- Four windows with plantation shutters
- Crown molding
- Recessed lighting
- Passage to Primary Bath with 2 custom fitted walk-in closets by Chesapeake Closets

PRIMARY BATH 15'0" X 12'9"

- Vaulted ceiling
- Wood parquet finish ceramic tile floor
- Ceramic tiled wall to ceiling with 2 modern Restoration Hardware vanities

flanking matching linen cabinet each with quartz top, undermount sink, framed oval mirrors and overhead lighting

- Free-standing oval soaking tub with handheld shower
- Frameless glass-enclosed shower stall with chevron-pattern marble floor, ceramic tile walls, wall niche, additional handheld shower and towel hooks
- Water closet with Kohler toilet
- Two linen closets
- Double window with arched transom and pleated shades
- Two additional windows with pleated shades at tub
- Modern 6-light chandelier
- Exhaust fan

BEDROOM 2 15'4" X 14'5"

- European white oak 8" wide plank hardwood flooring
- Two windows with plantation shutters
- Walk-in closet
- Ceiling light
- Wall mount TV
- Private Bath

BATH

- Marble finish ceramic tile floor
- Modern vanity with quartz top, undermount sink, framed oval mirror and modern wall sconce lighting
- Full-width shower stall with penny tile floor, patterned ceramic tile walls, 2 wall niches and sliding glass doors
- Kohler toilet
- Window with plantation blind
- Linen closet
- Ceiling light/exhaust fan

BEDROOM 3 11'5" X 9'11"

- European white oak 8" wide plank hardwood flooring
- Window with plantation shutters
- Closet
- Ceiling light
- Built-in bookcase
- Access to Shared Bath

BEDROOM 4 11'11" X 11'0"

- European white oak 8" wide plank hardwood flooring
- Window with plantation shutters
- Double closet and linen closet
- Ceiling light
- Access to Shared Bath

SHARED BATH 15'0" X 5'5"

- Patterned ceramic tile floor
- Double vanity with quartz top, undermount sinks, framed mirror and overhead lighting
- Tub/shower combination with ceramic tile surround, glass doors and ceiling light/exhaust fan
- Water closet with Kohler toilet, ceiling light and window with plantation shutters
- Ceiling light/exhaust fan

BEDROOM 5/GUEST SUITE

HALL

- Open staircase access from Mudroom
- Hardwood flooring
- Double closet
- Recessed light

BEDROOM 34'3" X 13'6"

- Hardwood flooring
- Three windows in dormer recesses with plantation blinds
- Atrium door to private Deck with engineered wood decking and private spiral staircase access
- Alcove with modern base cabinet/coffee bar
- Additional alcove
- Two double closets
- Attic storage area
- Recessed lighting
- Two ceiling fans
- Track lighting

BATH

- Patterned ceramic tile floor
- Modern vanity with quartz top, undermount sink, framed mirror and overhead lighting
- Tub/shower combination with ceramic tile surround
- Kohler toilet
- Ceiling light/exhaust fan

LOWER LEVEL

HALL 10'3" X 7'11"

- Ceramic tile floor
- Exit door to level walk-out
- Recessed lighting
- Double closet
- Two shelved closets
- Open flow to Recreation Room

RECREATION ROOM

27'3" X 19'6"

- Laminate flooring
- Built-in base bookcases
- Sharp wall mounted TV with surround sound
- Window with mini-blind

- Double closet and additional shelved closet
- Shelved closet with sump pump
- Fluorescent lighting

HOME OFFICE 14'7" X 13'8"

- Laminate flooring
- Two transom windows
- Shelved double closet
- Fluorescent lighting
- Access to Bath

WINE ROOM 9'4" X 5'1"

- Ceramic tile floor
- Beadboard paneled walls
- Decanting bar with glass top
- Two Danby wine coolers
- Track lighting

EXERCISE ROOM 17'4" X 13'8"

- Low-impact flooring
- Three transom windows
- Plate glass mirrored wall
- Shelved closet
- Utility closet with electric service panels, Generac panel and home media
- Fluorescent lighting
- Universal weight machine and 2025 Nordic Track Commercial Series treadmill included

BATH 9'7" X 5'6"

- Dual access
- Ceramic tile floor with accent tiles
- Pedestal sink with framed mirror and glass shelf
- Tub/shower combination with ceramic tile surround and ceiling light/exhaust fan

UTILITY/STORAGE ROOM

25'4" X 22'9"

- Epoxy floor finish
- Two transom windows
- Two HVAC units with propane gas heat, Bosch unit- 2024
- Bosch propane gas-fired tankless hot water supply- 2024
- Well water tank and RainSoft water softener/filtration system- 2024
- Three work benches
- Wall mounted shelving and tool racks
- Storage cabinets
- Samsung wall mounted TV

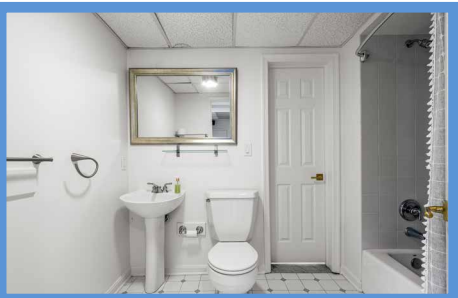
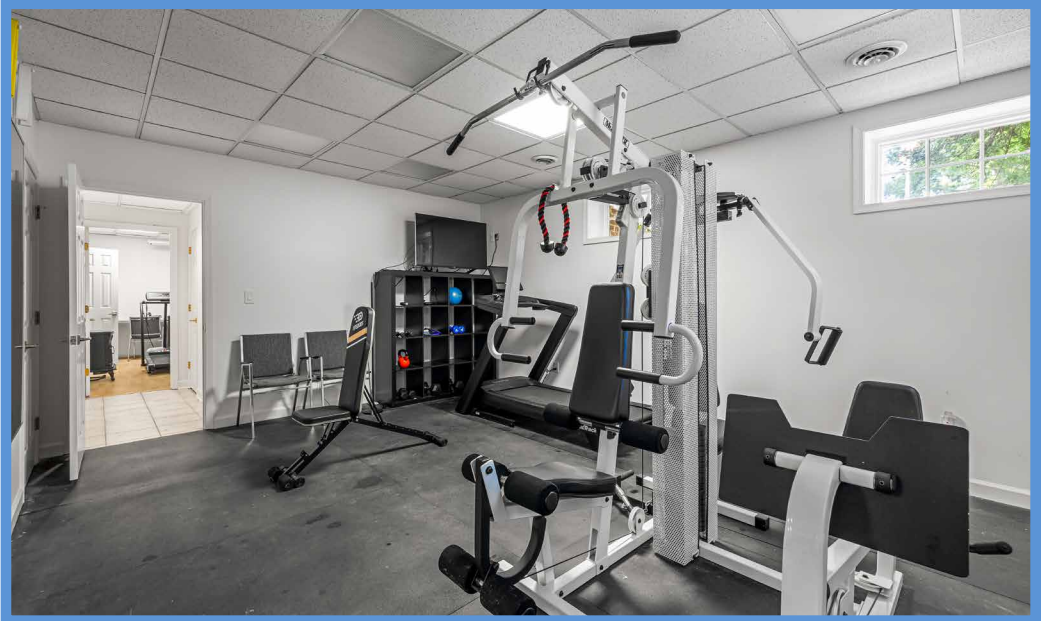
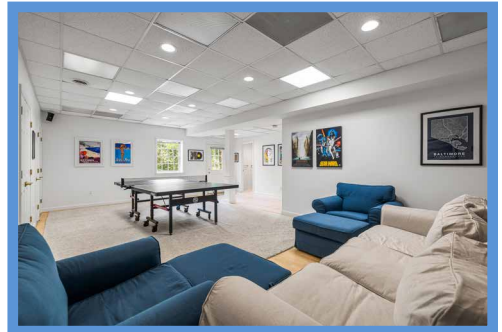
EXTERIOR

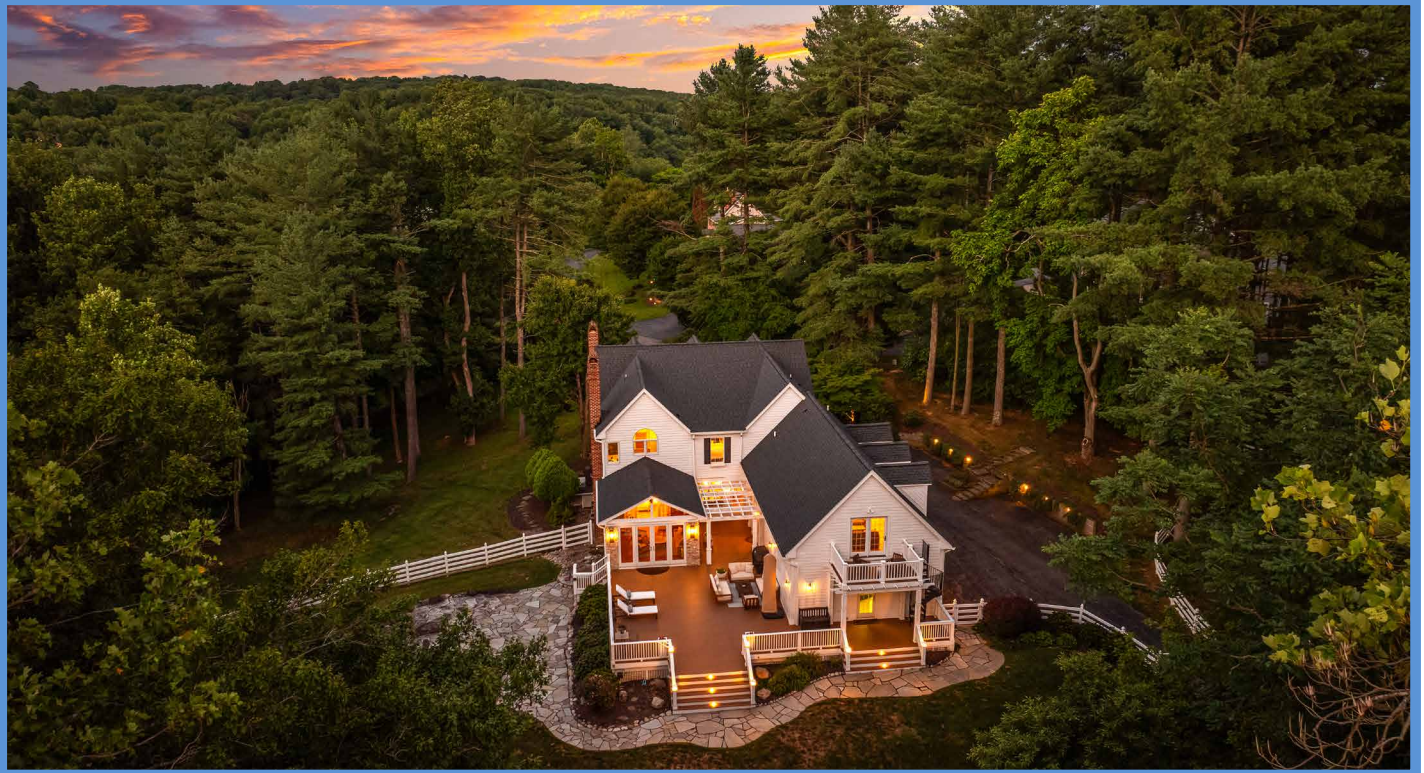
- Custom built New England Colonial style home
- Painted cedar wood siding with brick above-grade foundation walls
- Certainteed Landmark architectural shingle roof (2026) with transferrable lifetime warranty

- Brick walkway and steps (steps repointed 2024) to covered brick porch at main entry with classic columns
- Expansive wraparound deck (55'10" X 51'5") with engineered wood decking (2024) and with several gathering areas including pergola covered dining area, covered porch with spiral staircase to private deck at Bedroom 5/ Guest Suite and propane gas grill hookup
- Generac whole-house generator
- Flagstone walkways from Deck to large flagstone Patio with bolder/ stone garden walls
- Tremendous fenced back yard with Koi pond with waterfall
- Stream runs through property- tributary to Gunpowder River
- Lawn reseeded and restored- 2024
- Short walking distance to the popular NCR Trail
- Two Amish-built barn/garden sheds and additional garden shed, freshly painted
- Large parking pad
- Garden steps from parking pad to elevated garden area
- Hinkley exterior lighting- 2024
- Exterior Ring camera security system- 2024
- Total 3.68 acres in Waterford community, professionally landscaped and partially wooded

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







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