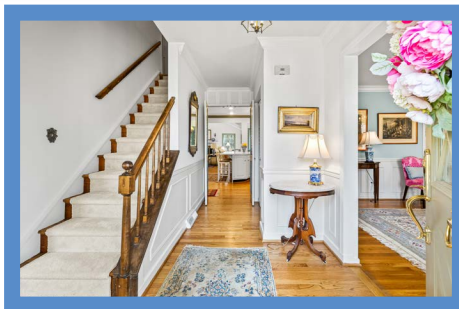


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INTERNATIONAL REAL ESTATE



SUMMER HILL
13701 SUMMER HILL DRIVE



LOCATIONS

2330 W Joppa Road, Suite 104
Lutherville, MD 21093

181 Harry S Truman Pkwy Ste 200
Annapolis, MD 21401



LYNN PLACK

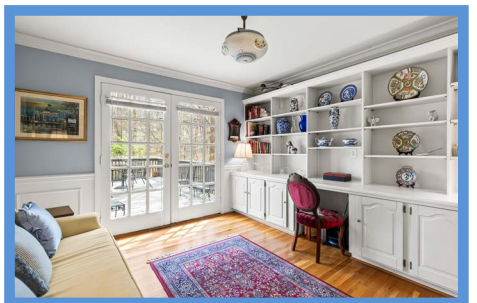
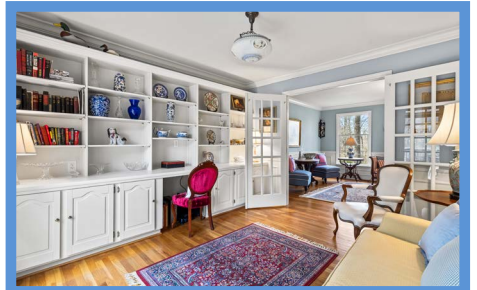
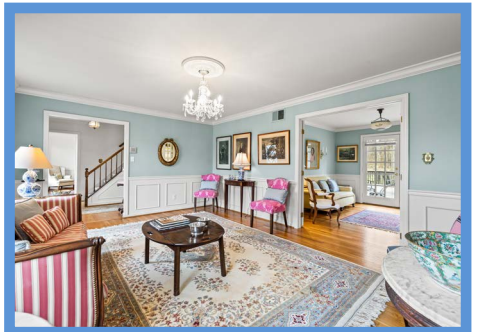
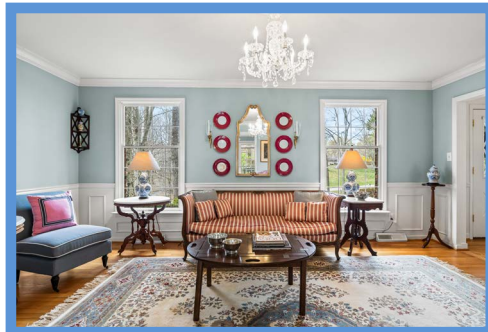
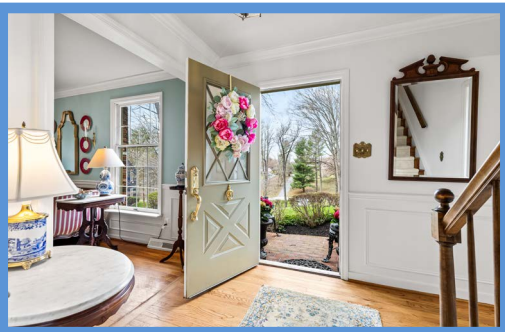
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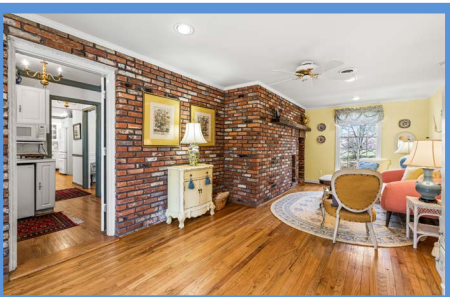
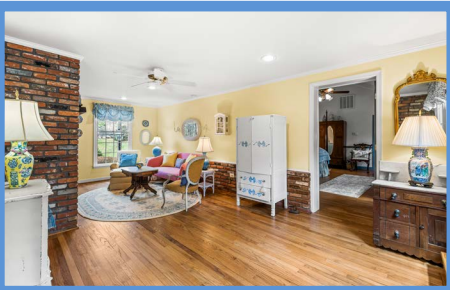
Lynn.C.Plack@gmail.com

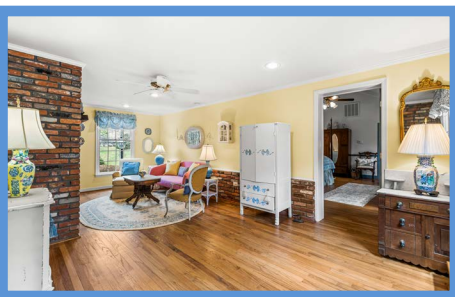
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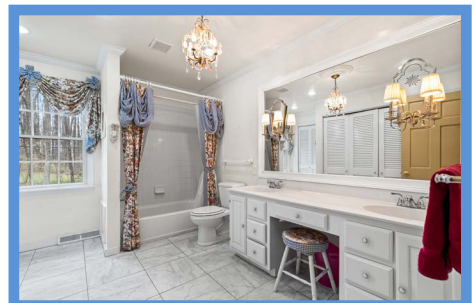
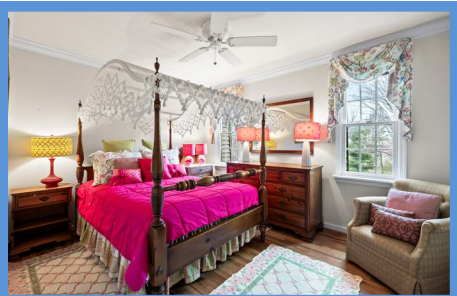
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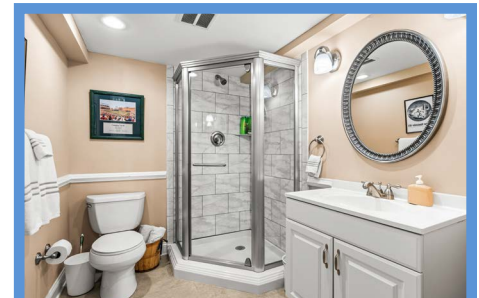
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FOYER 13'5" X 9'5"

- Cross-buck entry door diamond-pane window
- Hardwood flooring
- Open oak staircase with hardwood handrails and carpet runner
- Crown molding
- Chair rail with wainscot moldings
- Brass/glass pendant light with ceiling medallion
- Double closet
- Double louvered doors to Kitchen
- Bi-fold louvered doors to Dining Room
- Wide cased portal to Living Room

LIVING ROOM 17'7" X 13'5"

- Hardwood flooring
- Two windows
- Crown molding
- Chair rail with wainscot moldings
- French doors to Office
- Chandelier excluded

OFFICE 11'10" X 11'9"

- Hardwood flooring
- Full-width wall of built-in cabinetry with bookcases, base cabinets and desk
- French doors to deck
- Crown molding
- Chair rail with wainscot moldings
- Frosted glass pendant light

DINING ROOM 17'5" X 13'6"

- Hardwood flooring
- Woodburning fireplace (as-is) with colonial mantel, brick surround and hearth
- Two windows
- Crown molding
- Chair rail with wainscot moldings
- Brass 6-light chandelier
- Louvered bi-fold doors to Kitchen

KITCHEN 17'3" X 12'1"

- Hardwood flooring
- White raised-panel cabinetry including peninsula/breakfast bar, pantry cabinets, glass-door cabinets, 2 appliance garages, 2 lazy-Susan

- wall cabinets, 2 lazy-Susan base cabinets, roll-out trays, tray cabinet and roll-out trash bin
- Quartz counters including pass-through counter to Breakfast Room
- Samsung refrigerator with water/ice dispenser
- GE electric range with warm-zone
- GE built-in microwave
- KitchenAid dishwasher
- Stainless steel undermount sink
- Crown molding
- Chair rail
- Recessed lighting
- Crystal 5-light chandelier with shades
- Concealed staircase to Lower Level
- Access to Foyer
- Flows to Hall with access to Dining Room, Powder Room and wet bar
- Open flow to Family Room and breakfast Room

BREAKFAST ROOM 8'11" X 8'5"

- Vaulted ceiling
- Hardwood flooring
- French doors to Deck
- Two double windows
- Brass pendant light with glass shade and glass chimney
- Open flow to Family Room

FAMILY ROOM 23'3" X 18'4"

- Vaulted ceiling with beams
- Hardwood flooring
- Woodburning fireplace (as-is) with colonial mantel, brick surround and raised hearth and wall panel moldings above mantel
- Two sets of French doors to Deck
- Three windows
- Chair rail
- Ceiling fan with lighting
- Access to Wet Bar
- Crystal pendant light excluded

WET BAR 7'8" X 7'0"

- Hardwood flooring
- Wet bar with white raised-panel cabinets, glass-door cabinet, laminate counter, microwave shelf, Sanyo under-counter refrigerator and Kohler prep sink
- Crown molding
- Chair rail
- Brass 3-light chandelier
- Access to Primary Suite

POWDER ROOM

- Hardwood flooring
- Pedestal sink
- American Standard flush
- Chair rail
- Brass 3-light chandelier with shades

PRIMARY SUITE**SITTING ROOM** 22'10" X 12'4"

- Hardwood flooring
- Brick feature wall with 2 wall niches and rough-hewn mantel shelf
- Brick wainscot
- French doors to Deck
- Window
- Crown molding
- Recessed lighting
- Ceiling fan

PRIMARY BEDROOM 18'5" X 16'7"

- Vaulted ceiling with beams
- Hardwood flooring
- Two windows
- Chair rail
- Ceiling fan with lighting
- Access to Dressing Room
- Access to Primary Bath

PRIMARY BATH 18'10" X 8'7"

- Vaulted ceiling with beams
- Marble finish ceramic tile floor
- Two chest vanities each with marble top, Kohler undermount sink, matching framed mirror and double wall sconce lighting
- Oasis jetted spa tub in marble topped platform
- Marble finish ceramic tile shower stall with built-in bench and glass door enclosure
- Kohler flush
- Laundry closet with Whirlpool Duet stacked washer and dryer
- Two windows
- Chair rail

- Bronze/crystal 6-light chandelier
- Recessed lighting
- Samsung wall mounted TV
- Access to Dressing Room

DRESSING ROOM 23'5" X 8'2"

- Dual access
- Hardwood flooring
- Custom built-in wardrobe cabinetry
- Two walls of open closets
- Window
- Recessed lighting
- Bronze/crystal 4-light chandelier
- Attic access ceiling panel

UPPER LEVEL**HALL** 17'7" X 6'4"

- Hardwood flooring
- Linen closet
- Brass/glass ceiling lights
- Attic access ceiling panel

BEDROOM 2 16'7" X 13'6"

- Hardwood flooring
- Three windows
- Crown molding
- Chair rail
- Ceiling fan
- Private Bath

BATH 17'11" X 8'7"

- Marble finish ceramic tile floor and tub platform
- Double vanity/dressing table with solid surface top and seamless sinks, plate glass mirror and overhead lighting
- American Standard jetted spa tub
- Shower stall with built-in bench and glass door enclosure
- American Standard flush
- Two double closets
- Window
- Recessed lighting
- Three-light chandelier with ceiling medallion
- Exhaust fan

BEDROOM 3 12'6" X 9'11"

- Hardwood flooring
- Two windows
- Crown molding
- Double closet
- Ceiling fan

BEDROOM 4 11'2" X 9'11"

- Hardwood flooring
- Window
- Crown molding
- Double closet
- Ceiling fan

BEDROOM 5 11'11" X 9'5"

- Hardwood flooring
- Window
- Crown molding
- Double closet
- Ceiling fan

HALL BATH 11'11" X 10'4"

- Marble finish ceramic tile floor
- Double vanity/dressing table with solid surface top and seamless sinks, framed plate glass mirror and 2 mirror-back double wall sconce lights with shades
- Tub/shower combination with ceramic tile surround
- Gerber flush
- Laundry closet with Samsung washer, Whirlpool

- dryer and utility sink
- Window
- Crown molding
- Linen closet
- Recessed lighting
- Crystal 4-light chandelier with ceiling medallion
- Exhaust fan

LOWER LEVEL

- RECREATION ROOM 29'4" X 23'4"
- Stone finish ceramic tile floor
- Built-in bookcases with base cabinets and TV niche
- Bar area with Insignia mini-fridge, Whirlpool dishwasher and plate glass mirror with glass shelving and wall sconce lighting
- Exit door with window
- Recessed lighting
- Utility closet with sump pump
- Access to Utility Room
- Access to Bath
- Tiffany style chandelier excluded

BATH 7'2" X 6'0"

- Stone finish ceramic tile floor
- Vanity with solid surface top and seamless sink, oval mirror and wall sconce lighting
- Glass enclosed shower stall with marble finish ceramic tile walls
- Kohler flush
- Chair rail
- Recessed lighting
- Exhaust fan

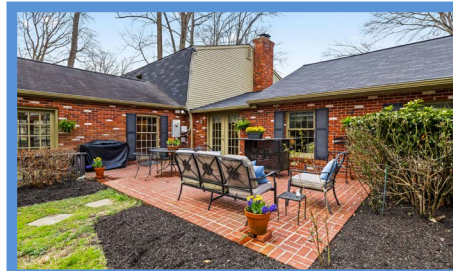
UTILITY/STORAGE ROOM**23'4" X 13'6"**

- Painted concrete floor
- Large walk-in storage closet
- HVAC unit- electric heat
- Rheem electric water heater
- Electric service panels
- Well water tank and water conditioner
- Sump pump
- GE refrigerator
- Kenmore freezer

EXTERIOR

- All brick Dutch Colonial home
- Asphalt shingle roof- 2023
- Brick walkway to brick porch at main entry
- Wraparound rear Deck with wood railing with access from Family Room, Office and Breakfast Room
- Brick patio with walk-off access from Deck and access from Primary Suite
- Detached 2-car Garage matching house with automatic door openers, windows, exit door and pull-down stairs to storage attic
- Stone 150-year old spring house
- Brick entry posts at driveway with lanterns and garden walls
- Paved driveway with parking pads
- Landscaped 1.2 acres in desirable Summer Hill community

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



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