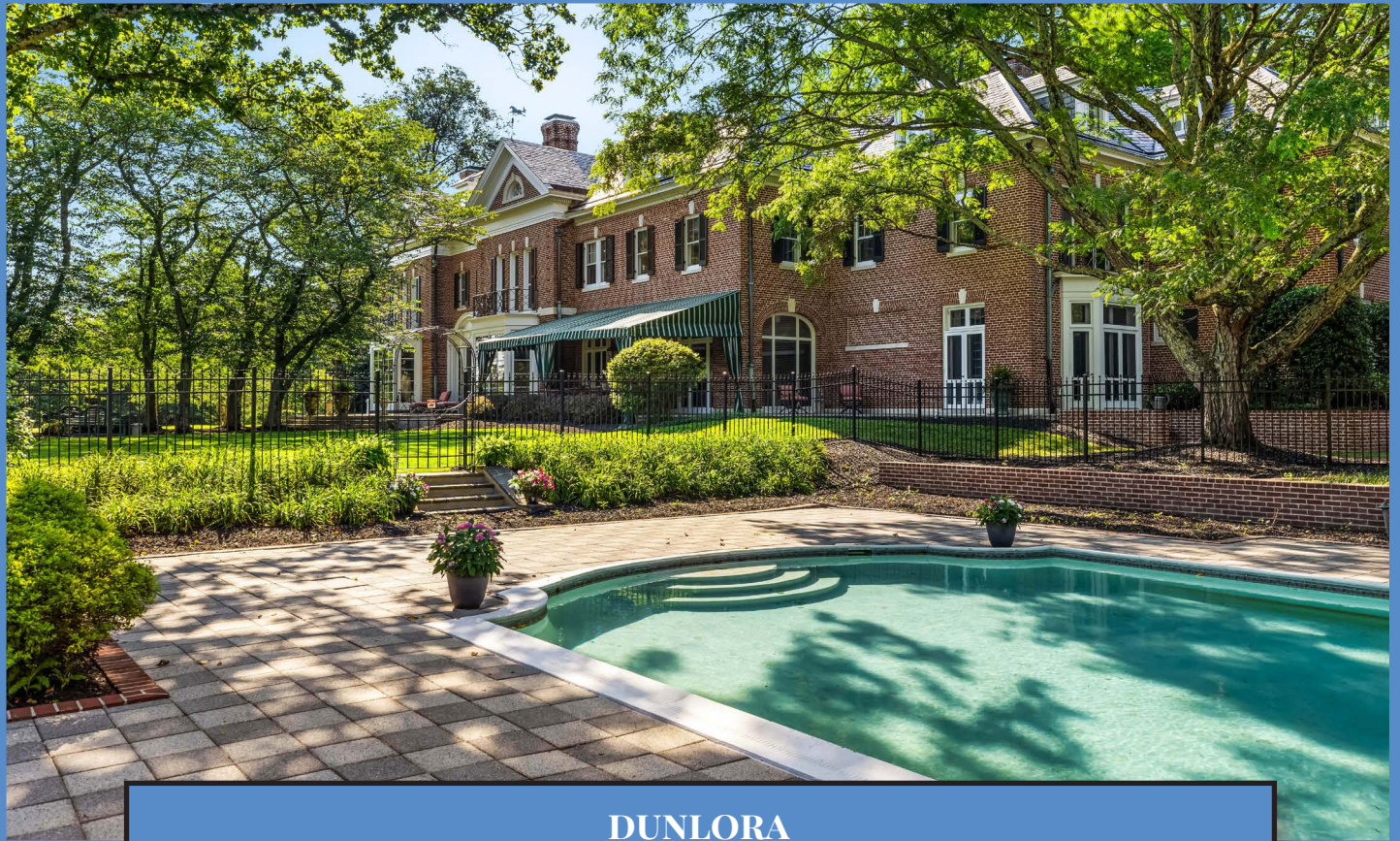


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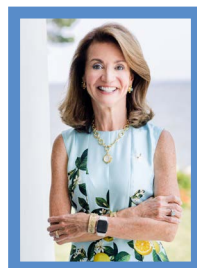
DUNLORA
16 MERRY HILL COURT



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

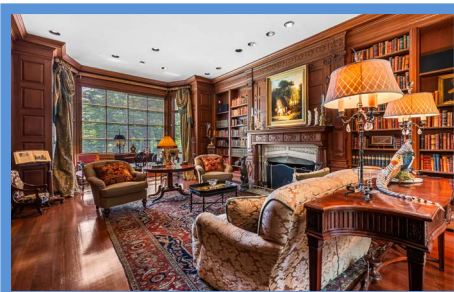
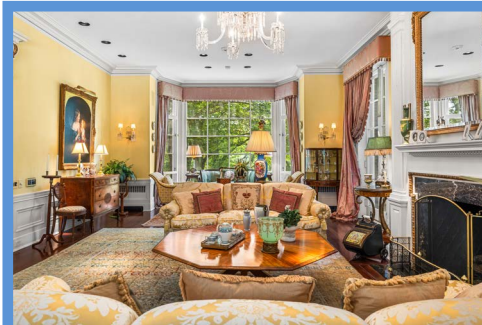
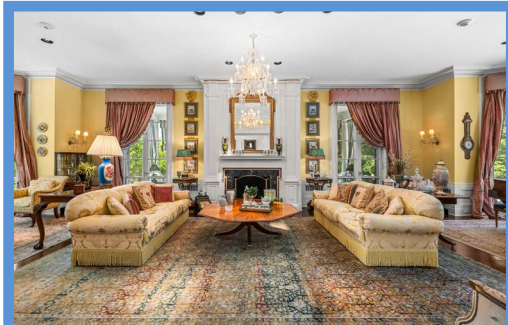
Karen@HubbleBisbee.com

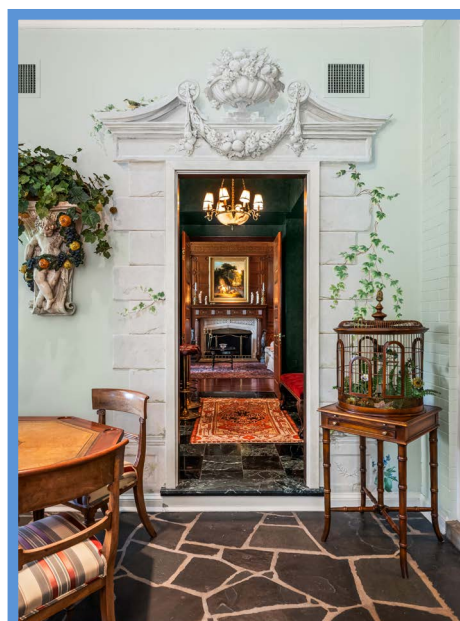
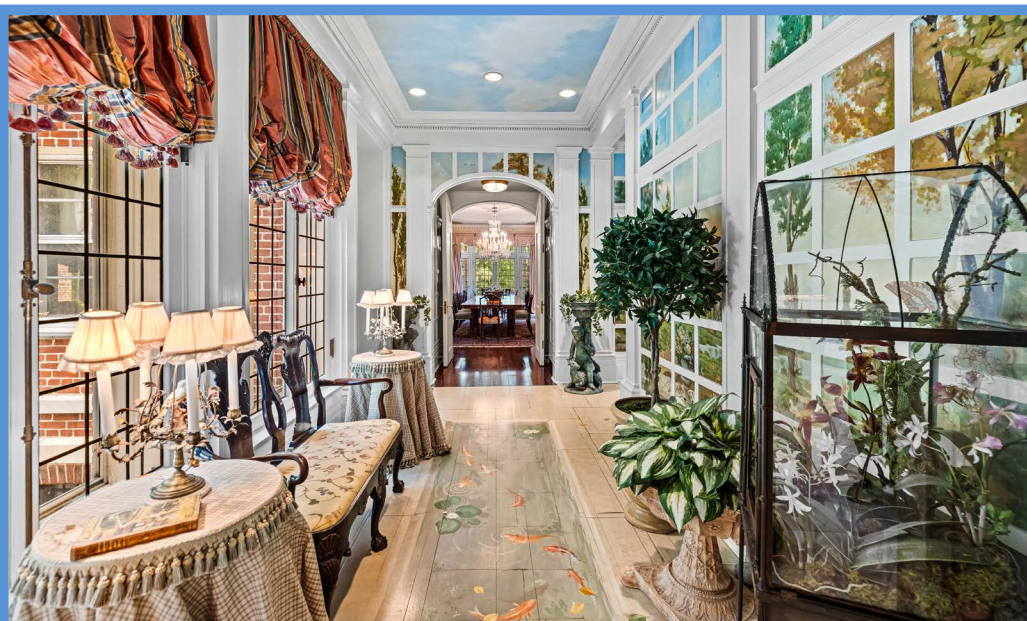
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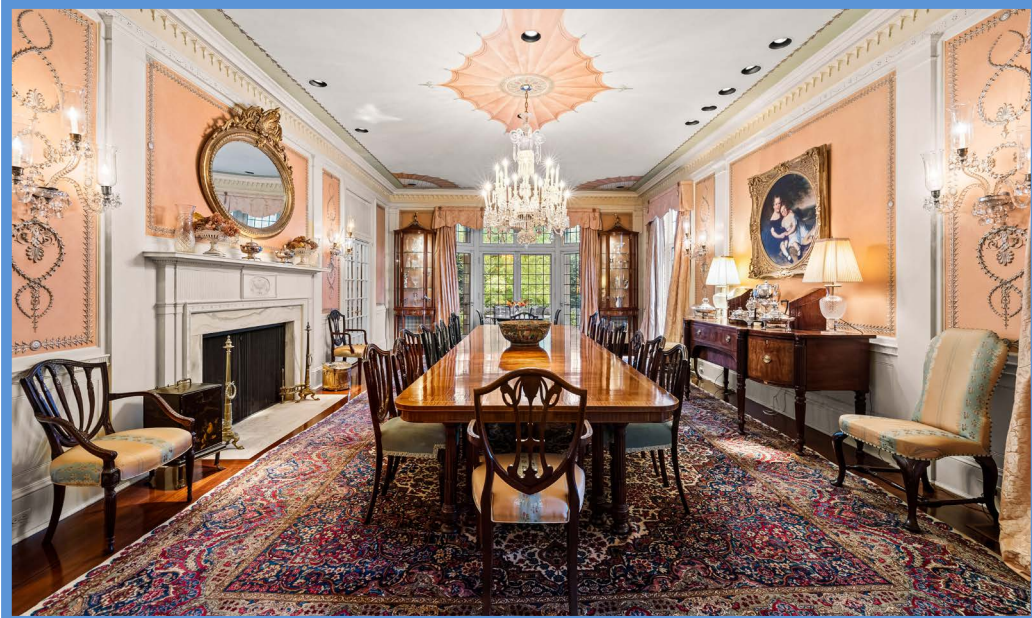
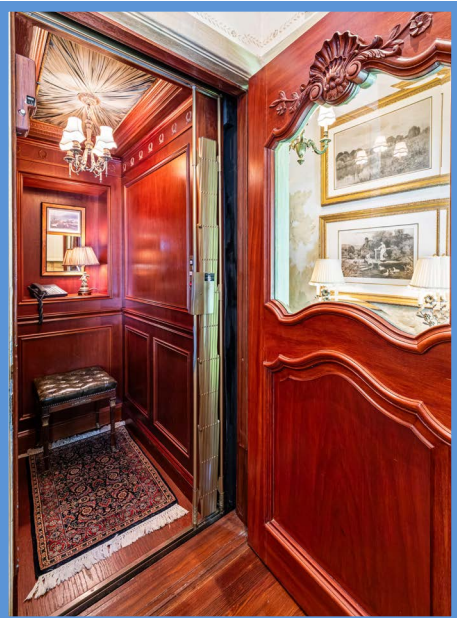
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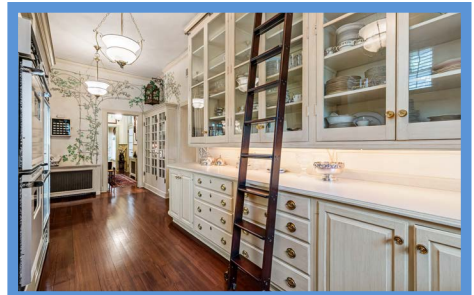
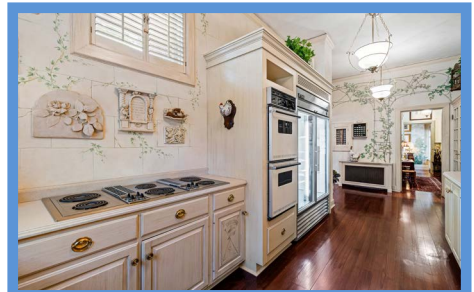
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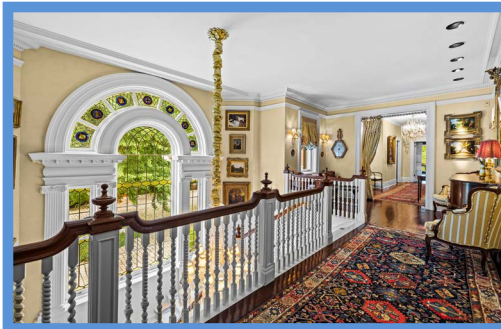
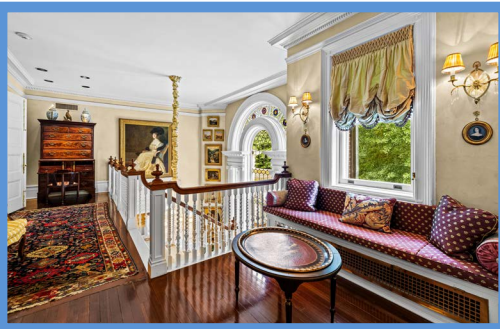












FOYER 26'7" X 16'5"

- Paneled double entry doors flanked by 2 windows with Georgian casings and custom window treatments
- Marble floor laid on the diagonal
- Valley Craftsman wall treatment
- Paneled chimney wall framed with fluted pilasters with gas fireplace, Georgian mantel and over-mantel panel, marble surround and hearth
- Full-width window wall with oversize French doors to patio, full-size sidelights and custom drapery treatment
- Georgian dentil crown molding
- Paneled wainscot
- Two large solid brass/glass hanging lanterns
- Four crystal double wall sconce lights with glass shades
- Recessed lighting
- Cased portal with fluted columns to Stair Hall
- Georgian cased portal with double pocket doors to Living Room

LIVING ROOM 40'8" X 19'8"

- Heart pine flooring
- Paneled chimney wall framed with fluted pilasters with gas fireplace, Georgian mantel and over-mantel panel, marble surround and hearth
- Two wide walk-in bay windows, each with 2 side exit doors and custom drapery treatments
- Georgian dentil crown molding
- Paneled wainscot
- Crystal chandelier
- Four crystal double wall sconce lights with shades
- Recessed lighting

STAIR HALL 17'7" X 7'11"

- Marble floor
- Two-story
- Georgian staircase with hardwood handrails, painted spindles and carpet runner
- Large Georgian Palladian window on the staircase with fluted pilasters, dentil crown molding, leaded glass windows and stained glass medallions
- Georgian dentil crown molding
- Paneled wainscot including up staircase
- Large crystal chandelier
- Two crystal double wall sconce lights with shades on the staircase
- Paneled barrel-vaulted passage to Hall with concealed staircase to Lower Level
- Georgian cased portal with double pocket doors to Library

LIBRARY 24'11" X 18'9"

- Heart pine flooring
- Completely custom painted in wood grain finish by Valley Craftsman including paneled walls, mantel, crown molding, bookcases, doors and trim
- Gas fireplace with antique English mantel, carved stone Tudor arch surround, marble hearth, fluted columns and pilasters
- Built-in floor-length bookcases flanking fireplace
- Built-in bookcases with base cabinets on opposite wall

- Wide walk-in bay window with 2 side exit doors, plantation blind and custom drapery treatment
- Crown molding
- Recessed lighting
- Double doors to Wet Bar

HALL 17'4" X 15'8"

- Access from Stair Hall
- Floor, walls and ceiling custom painted by Valley Craftsmen
- Defined with pilasters- all around
- Lattice-work wall treatment
- Two leaded glass double windows with transoms
- Dentil crown molding
- Oversize walk-in coat closet
- Additional walk-in closet with audio system for Living Room, Dining Room and Kitchen
- Recessed lighting
- Access to Formal Powder Room
- Leaded glass French doors to Sunroom
- Archway to paneled vestibule with arched double doors to Dining Room

DINING ROOM 30'5" X 18'4"

- Heart pine flooring
- Walls, wall panel plasterwork and ceiling custom painted and handcrafted by Valley Craftsmen
- Defined with pilasters- all around
- Gas fireplace with Georgian mantel, marble surround and hearth
- Walk-in leaded glass bay window with transoms, 2 side exit doors and custom drapery treatment
- Two sets of leaded glass French doors with transoms and custom drapery treatments- 1 set to Patio, 1 set to Sunroom
- Georgian crown molding
- Crystal chandelier
- Recessed lighting
- Two speakers concealed in mirrored French door transoms
- Mirrored swinging French doors with transom to Butler's Pantry
- Mirrored French doors with transom to Back Hall

SUNROOM 20'0" X 11'3"

- Bluestone floor
- Walls and ceiling custom painted by Valley Craftsmen
- Painted brick walls
- Three arched triple windows with silhouette shades- 1 with glazed exit door to Porch
- Crown molding
- Custom built-in entertainment center
- Bronze 6-light chandelier with shades
- Recessed light
- Leaded glass French doors with transoms to Dining Room and Hall
- Access to Wet Bar

WET BAR 11'3" X 10'7"

- Walls, ceiling, wet bar and cabinetry custom painted by Valley Craftsmen
- Marble floor
- Wet bar with marble top, base cabinets, brass undermount sink, Scotsman compact refrigerator, Scotsman icemaker and adjacent mirrored alcove to ceiling with glass shelving

- Built-in cabinet with base cabinet, upper cabinets with brass mesh doors, wine rack and glass-shelved cabinet
- Four-casement window with leaded glass windows and custom painted windows to match, arched transom and custom drapery treatment
- Crown molding
- Neo-classical brass/alabaster chandelier with shades
- Recessed lighting
- Double doors to Library

FORMAL POWDER ROOM

13'1" X 11'2"

- Access from Hall
- Wall-to-wall carpeting
- Walls, crown molding and ceiling custom painted by Valley Craftsmen
- Alcove with bow-front vanity with granite top, designer sink and fittings, frosted glass wall sconce lighting
- Water closet with marble mosaic floor, crystal pendant light and exhaust fan
- Three windows with custom window treatments
- Crown molding
- Six-light chandelier with shades
- Recessed lighting
- Built-in ceiling speaker
- Linen closet
- Mirror excluded

BACK HALL 10'5" X 5'0"

- Access from Dining Room
- Heart pine flooring
- Walls and ceiling custom painted by Valley Craftsmen
- Leaded glass double window with transom and custom window treatment and window seat cushion
- Dentil crown molding
- Three-light chandelier with shades
- Cased portal to Back Stair Hall

BACK STAIR HALL 15'2" X 4'1"

- Heart pine flooring
- Walls, wainscot and elevator custom painted by Valley Craftsmen
- Elevator completely custom fitted in Provence style including elevator shaft walls
- Open pine back staircase with carpet runner
- Concealed staircase to Lower Level
- Built-in bookcase
- Exit door with transom
- Etched glass pendant light
- Cased portal to Butler's Pantry

BUTLER'S PANTRY 25'1" X 10'5"

- Heart pine flooring
- Quaker Maid base cabinetry with classic pulls including secured drawers, wall oven enclosure and refrigerator enclosure
- Original glass-door wall cabinets with library ladder
- Matching custom crafted glass-door cabinets
- Corian counters
- True stainless steel glass-door commercial refrigerator
- Jenn-Air electric cooktop with downdraft vents
- Thermador double wall oven
- KitchenAid dishwasher
- Kohler ceramic sink with KitchenAid instant hot water dispenser and Insinkerator disposal
- Window with plantation shutters and custom window treatment and additional window with plantation shutters
- Three brass pendant lights with milk-glass shades
- Recessed lighting
- Under-cabinet lighting

- Original servants call box and glass-door electric circuit breaker box
- Mirrored swinging French doors to Dining Room
- Cased portal to Kitchen

KITCHEN 20'5" X 20'4"

- Stone tile floor with mosaic tile accents
- Walls, ceiling and cabinetry custom painted by Valley Craftsmen
- Rough-hewn beamed ceiling
- Smallbone custom wood cabinetry including oversize distress finish island, glass-door cabinets, 42" wall cabinets, lazy-Susan base cabinet, pot-pan drawers, roll-out trays, utensil drawers, pantry cabinets, upper open display shelving, refrigerator enclosure and dovetailed drawers
- Ceramic tile counters with live-edge stone counter on island
- Sub-Zero built-in refrigerator with matching front panel
- Sub-Zero built-in freezer with matching front panel
- Dacor stainless steel 5-burner gas cooktop with downdraft vent
- Dacor stainless steel double wall oven
- KitchenAid stainless steel built-in microwave
- KitchenAid trash compactor with matching front panel
- Bosch stainless steel dishwasher
- Kohler ceramic double sink with instant hot water dispenser and Insinkerator disposal
- Illuminated arched alcove above wall ovens
- Triple window with custom valences
- Crown molding
- Brass 2-light chandelier with cloth shades above island
- Two shelved closets
- Recessed lighting
- Under-cabinet lighting
- Built-in ceiling speakers
- Cased portal to passage to Laundry Room with access to Powder Room
- Flows through wide architectural cased archway to Breakfast Room

BREAKFAST ROOM 18'6" X 8'9"

- Stone tile floor with mosaic tile accents
- Walls and ceiling custom painted by Valley Craftsmen
- Rough-hewn beamed ceiling
- Triple window and additional window with lower sash plantation shutters and custom valences
- Crown molding
- Bronze 8-light chandelier with shades
- Two brass wall sconce lights with shades
- Built-in ceiling speakers

LAUNDRY ROOM 12'10" X 10'9"

- Stone tile floor
- Full-height storage cabinets, base cabinets, ironing board cabinet and window seat/storage cabinet with custom cushion
- Laundry sink
- LG washer and Kenmore Elite dryer
- Three windows
- Glass globe pendant light
- Recessed light

POWDER ROOM 2

- Stone tile floor
- Cesame porcelain sink
- Kohler flush
- Two wall sconce lights with shades
- Recessed light
- Exhaust fan
- Mirror and wall cabinet excluded

MUDROOM 18'0" X 6'5"

- Brick floor
- Beadboard ceiling
- Painted brick walls
- Three large windows- 2 with lower transom

- windows
- Glazed exit door with transom
- Crown molding
- Deep double storage closet with 2 doors
- Two pendant lights with etched glass globes

SECOND LEVEL

HALL

- Landing for main staircase with wraparound banister overlook to Stair Hall
- Divided by wide cased portal
- Heart pine flooring
- Window with custom window treatment and built-in window seat with custom cushions and pillows
- Additional window with custom window treatment
- Built-up dentil crown molding
- Illuminated closet with window, ceramic tile floor and sink plumbing rough-in
- Recessed lighting
- Crystal chandelier
- Two crystal double wall sconce lights with shades
- Two additional wall sconce lights with shades
- Access to Primary Suite, Bedroom 2 and Back Hall

PRIMARY SUITE

SITTING ROOM

- Double door entry
- Heart pine flooring
- Walls custom painted by Valley Craftsmen
- Gas fireplace with Georgian mantel, marble surround and hearth
- Built-in bookcase with base cabinet
- Glazed triple doors to balcony with custom drapery treatment
- Built-up crown molding
- Neo-classical 8-light chandelier with shades
- Recessed lighting
- Built-in ceiling speakers
- French doors to Dressing Room
- French doors to passage to Primary Bedroom with access to Primary Bath

PRIMARY BEDROOM

- Wall-to-wall carpeting
- Walls and canopy interior custom painted by Valley Craftsmen
- Divided by beam and Ionic columns at custom built bed canopy
- Gas fireplace with Georgian mantel, marble surround and hearth
- Two sets of glazed triple doors to balconies each with custom valence and flanking shell-topped built-in bookcases concealing traverse drapery alcoves
- Two additional built-in bookcases flanking chimney wall
- Four windows with custom window treatments
- Custom bed hangings
- Built-up crown molding
- Two crystal double wall sconce lights with shades
- Built-in ceiling speakers
- Additional access to Primary Bath

PRIMARY BATH

- Granite floor
- Walls, ceiling and cabinetry custom painted by Valley Craftsmen
- Full-width vanity with granite top, undermount sink and plate glass mirrors flanking window with glass shelves, custom shade and drapery treatment
- Glass enclosed granite steam shower with granite slab walls, built-in bench, rain shower, additional shower, handheld shower, 6 body sprays and recessed lighting
- Cheryl Wagner fittings
- Plate glass mirrored wall with walk-in closet and water closet with Kohler flush and mirror-back alcove with glass shelves and base cabinet
- Wall of custom built-in recessed panel wardrobe

cabinetry/closets with architectural details and 2 pull-out closets with concealed plate glass dressing mirrors

- Crown molding
- Two 4-light wall sconces above vanity
- Recessed lighting
- Built-in ceiling speakers
- Exhaust fans

PRIMARY DRESSING ROOM

- French doors from Sitting Room
- Hall entry with custom built-in wardrobe cabinetry/closets, access to Shower Room and crystal chandelier
- Wall-to-wall carpeting
- Walls, ceiling and cabinetry custom painted by Valley Craftsmen
- Bow-front vanity with marble top, designer sink and gold plated fittings
- Round jetted spa tub in curved marble-top paneled platform with 4 classic fluted columns and gold plated fittings
- Extra-wide marble top dressing table with base cabinetry
- Wall of custom wardrobe cabinetry/closets with glass door panels
- Three windows with shades and custom window treatments
- Acanthus leaf crown molding
- Brass 6-light chandelier with shades
- Recessed lighting

SHOWER ROOM

- Marble floor
- Glass enclosed marble shower stall with book-matched marble slab walls
- Kohler flush
- Cheryl Wagner fittings
- Windows with shade and custom window treatment
- Acanthus leaf crown molding
- Brass/glass globe pendant light
- Recessed lighting
- Exhaust fan

BEDROOM 2

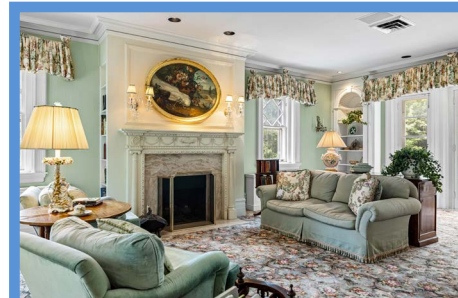
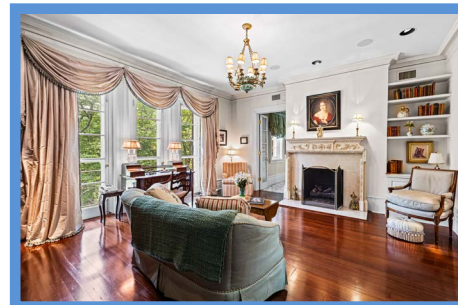
- Heart pine flooring
- Walls and cabinetry custom painted by Valley Craftsmen
- Gas fireplace with Georgian mantel, marble surround and hearth
- French doors to balcony flanked by full-size glazed doors with custom window treatment
- Two windows with shades and custom window treatments
- Built-up crown molding
- Two custom built-in bookcases
- Three illuminated custom closets with paneled double doors
- Two mirror-back double wall sconce lights with shades
- Recessed lighting
- Private Bath

BATH

- Marble floor
- Bow-front chest vanity with designer sink
- Marble shower stall with recessed light and glass door enclosure
- Kohler flush
- Open linen closet with beveled glass shelves
- Window with custom window treatment
- Two triple wall sconce lights with shades
- Recessed lighting
- Exhaust fan
- Mirror excluded

BACK HALL

- Heart pine flooring with fitted carpet runner
- Walls, ceiling and trim custom painted by Valley Craftsmen



- Door with 9-pane window to roof deck
- Two windows with custom drapery treatments
- Elevator stop
- Open back staircases from Main Level to 3rd Floor
- Walk-in closet with window and additional closet
- Two crystal glass-globe pendant lights
- Recessed lighting
- Access to Bedroom 3 and Office

BEDROOM 3

- Hall entry with custom wall panel molding
- Reclaimed beamed ceiling
- Wall-to-wall carpeting
- Wide archway to large alcove lined with custom built-in bookcases and TV cabinet
- Three windows with custom window treatments
- Recessed lighting
- French doors to Bath

SHARED BATH

DRESSING AREA

- Heart pine flooring
- Ceiling and closet doors custom painted by Valley Craftsmen
- Chest vanity with glass sink
- Illuminated linen closet
- Two brass wall sconce lights with shades
- Cut crystal pendant light
- Access to Office
- Glazed door to Bath
- Mirror excluded

BATH

- Marble mosaic floor including shower stall
- Ceramic tile/marble wainscot and shower stall walls with mosaic 'ribbon' border
- Footed soaking tub
- Glass-enclosed shower stall with rain shower, handheld shower, illuminated arched niche and 2 additional niches
- Porcher flush
- Barbara Wilson fittings
- Custom painted walls by Valley Craftsmen
- Window with custom window treatment
- Large round plaster medallion at tub
- Two pendant lights with ceramic shades above tub
- Recessed lighting
- Exhaust fan

OFFICE

- Access from Back Hall
- Hardwood flooring
- Extensive oak custom cabinetry including bookcases, base cabinets, file drawers, wall cabinets and full-height storage cabinet with electric
- Oak wet bar with granite top, Kohler undermount sink, KitchenAid electric cooktop, Sub-Zero compact freezer with matching front panel, 2 Sub-Zero refrigerator drawers (as-is) with matching front panels and Fisher Paykel dishwasher drawer with matching front panel
- Three windows with plantation blinds and custom drapery treatments
- Built-in cabinetry lighting
- Recessed lighting
- Electric baseboard heat
- Paneled portal with double doors to Media Room

MEDIA ROOM

- Wall-to-wall carpeting
- Coffered ceiling trimmed with crown molding
- Sound absorption walls and ceiling panels
- Two triple windows and 2 additional windows with blackout shades and custom window treatments
- Custom built-in bookcases and full-height electronics cabinet
- Built-in console base with speakers below screen flanked by 2 media storage cabinets with speakers

- Runco ceiling mount projector
- Stewart projection screen
- Recessed lighting
- Two brass swingarm lamps
- Electric baseboard heat

THIRD LEVEL

- Landing for staircase with wall-to-wall carpeting, window, track lighting, access to Bath, step-up to Hall and wide archway to Bedroom 4

BEDROOM 4

- Wall-to-wall carpeting
- Four dormer windows with custom window treatments- 2 with built-in drawer base units
- Three closets
- Recessed lighting and track lighting
- Ceiling fan with light
- Ceiling panel attic access

BATH

- Ceramic tile floor
- Wall mount sink with 2 double wall sconce lights with glass shades
- Footed soaking tub
- Toto flush
- Dormer window with custom window treatment
- Ceiling light
- Exhaust fan

HALL

- Wall-to-wall carpeting
- Two skylights
- Track lighting
- Framed wall mount blackboard and bulletin board
- Large walk-in cedar closet
- Additional double cedar closet
- Linen closet
- Walk-in closet with shelving
- Several storage rooms
- Access to attic spaces
- Access to game Room

GAME ROOM

- Wall-to-wall carpeting
- Vaulted ceiling with exposed trusses
- Six diamond-pane dormer windows
- Two half-round windows
- Built-in open storage bins
- Track lighting

LOWER LEVEL

FOYER

- Carpeted staircase access from Stair Hall
- Two windows
- Two brass double wall sconce lights
- Two closets
- Access to Basement

BASEMENT

- Unfinished
- Freshly painted concrete floors
- Stone foundation walls with stone and brick partition walls
- Multiple storage rooms, utility rooms and closets
- Boiler room with 3 SlantFin oil-fired boilers, Bock oil-fired water heater and electric service panels
- Utility room with 4 well water tanks, Culligan water conditioning system, 8 windows, double utility sink and storage room with window
- Hall with exit door, window and powder room with pedestal sink and window
- Carpeted staircase from Back Hall
- Elevator mechanicals closet
- Access to crawl spaces below Foyer and Living Room

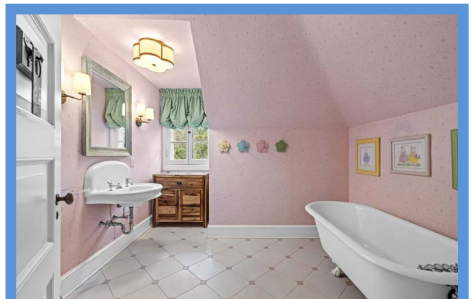
SYSTEMS

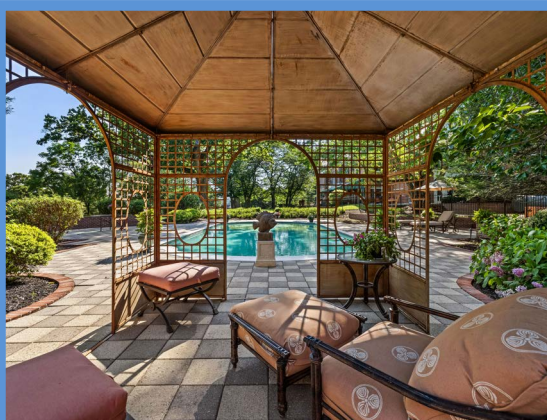
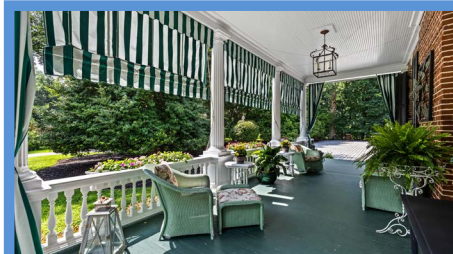
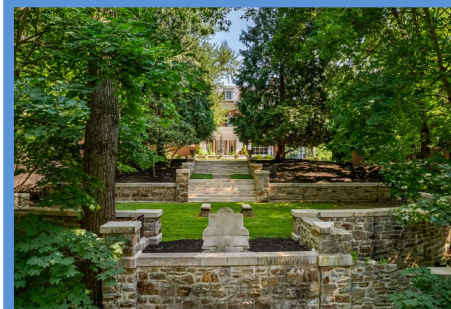
- HEAT- radiators throughout house with 3 oil-fired boilers and 1 thermostat; with the exception of electric baseboard heat in Office and Media Room
- CENTRAL AIR- total 9 zones- Trane commercial chilling unit outside with chiller pump in basement and a series of air handlers. Main level has 4 zones, 3 zones on the 2nd level and 2 zones on the 3rd level.
- All domestic water is through Culligan water treatment system
- Propane gas log inserts in all 7 fireplaces
- Integrated alarm system, 1 for each level, with 3 panels at back stairs on 2nd level
- One well
- Three-phase power (from 3 local power stations)
- Orbi internet
- Commercial phone system
- Private trash service picks up at kitchen parking pad

EXTERIOR

- All brick in Georgian high-style design
- Marble sills, keystones, water table and trim
- Dentil cornice moldings and gable pediments
- Maintained slate roof with copper downspouts
- Roman Doric porte-cochere at main entry with fluted columns, marble steps and porch, Georgian main entry doorcase with classic columns
- Covered porch with French doors from Living Room, fluted columns, balustrade, beadboard ceiling, brass hanging lantern, canvass curtains and shades, brick steps from driveway and level walk-out to bluestone terrace
- Full-width bluestone terrace partially covered with awning and curtains at Sunroom, curved garden steps and brick steps and walkway to pool area
- Pool area with black metal decorative fence enclosure, formal in-ground concrete pool, brick garden walls and steps, paver block pool decking and patios, steel lattice-work pavilion, border gardens and plumbing rough-in for future pool house- oil fired pool heater non-functioning
- Stone steps to sunken formal terrace overlooking Greenspring Valley with curved stone garden walls, fountain (as-is) and stone benches
- Brick walls and posts with cast stone pineapple finials framing entry to circular cobblestone drive at main entry- including under porte-cochere, with circular central garden with round Haddonstone cast stone pond and fountain
- Matching brick walls and posts with cast stone pineapple finials from circular drive to service drive
- Service driveway to Kitchen area with circular drive and parking pad
- Brick walls and posts with cast stone pineapple finials at main entry to estate driveway with electronic security gates
- Brick back porch at Kitchen with wrought iron railings and awning
- Trane commercial chilling unit
- Granby 1000 gallon fuel oil storage tank- above grade
- Professionally landscaped and maintained 3.47 acres including lush gardens, old growth trees and sweeping lawns
- Additional gated access easement from Park Heights Ave to Merry Hill Ct
- Three separately deeded contiguous lots also available: 10 (1.19 acres), 12 (1.2 acres) and 14 Merry Hill Ct (1.37 acres)

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





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CHRISTIE'S
INTERNATIONAL REAL ESTATE

GREEN SPRING
STATION
410-321-1411

ANNAPOLIS
410-321-1833

