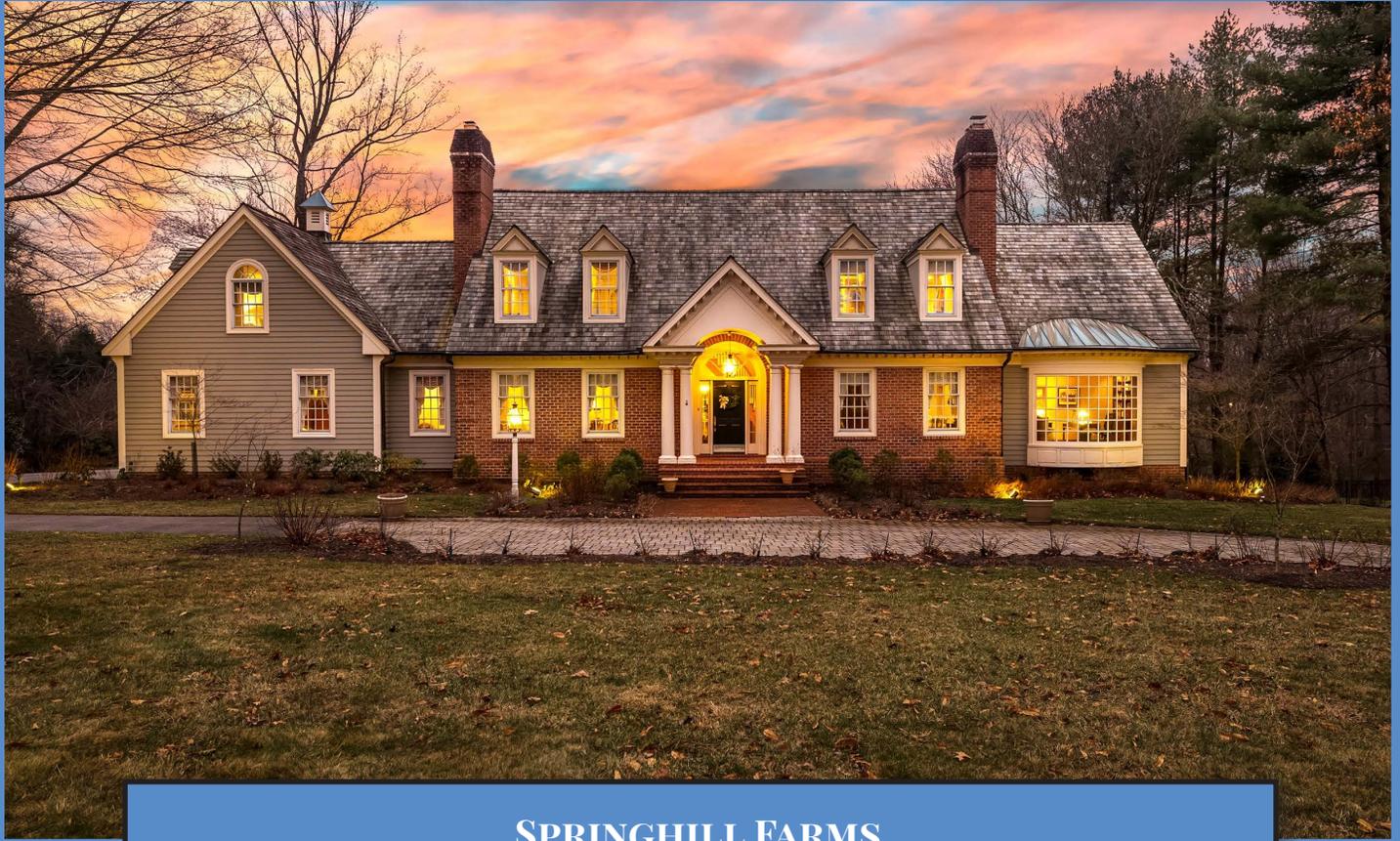


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CHRISTIE'S
INTERNATIONAL REAL ESTATE



SPRINGHILL FARMS
25 SPRINGHILL FARM COURT



LOCATIONS

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Lutherville, MD 21093

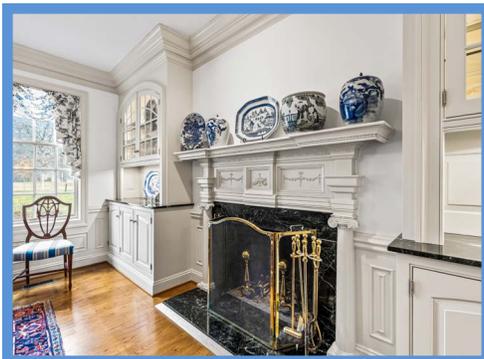
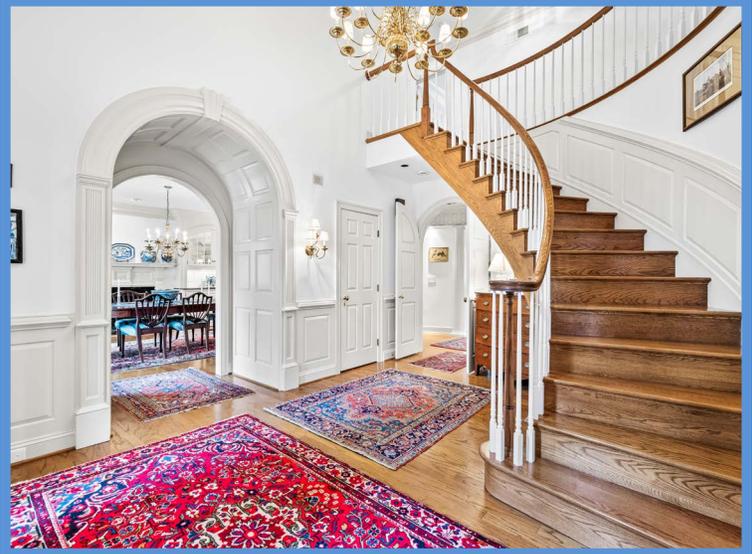
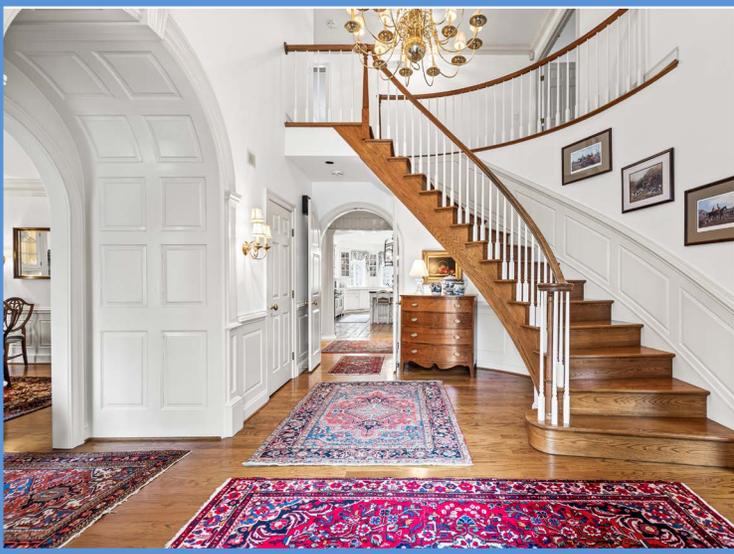
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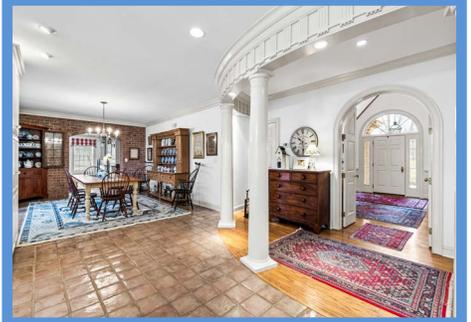
KAREN HUBBLE BISBEE

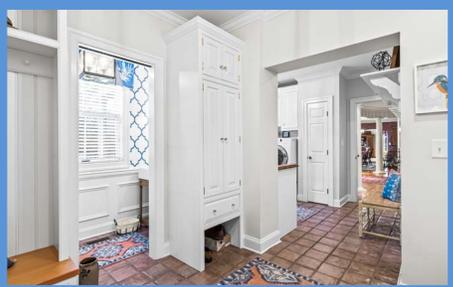
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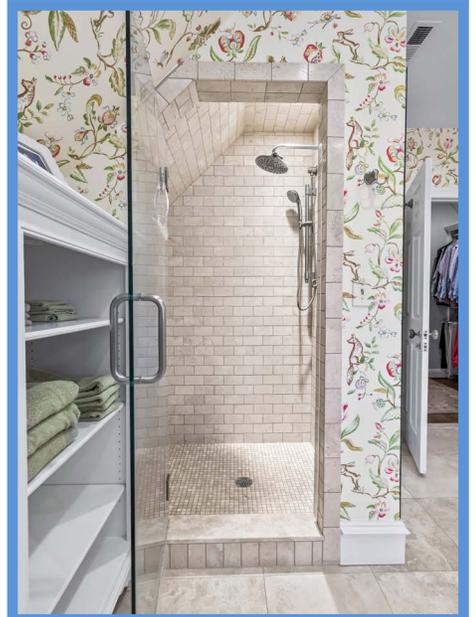
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FOYER 16'4" X 15'4"

- Paneled entry door with sidelights and arched transom
- Two story vaulted ceiling
- Hardwood flooring (all rooms with radiant heat except Sunroom and Media Room)
- Open curved oak staircase with hardwood handrails and painted spindles
- Raised-panel wainscot
- Oversize brass chandelier with shades
- Brass triple wall sconce light with shades
- Recessed light
- Access to Powder Room
- Arched double doors to Kitchen
- Raised-paneled barrel-vaulted passage to Dining Room with closet
- Cased archway to Living Room

LIVING ROOM 18'5" X 16'4"

- Hardwood flooring
- Woodburning fireplace with gas insert, colonial mantel, black marble surround and hearth
- Two architectural cased windows with custom swag treatments
- Built-up crown molding
- Raised-paneled fireplace wall
- Recessed lighting
- Cased archway to vestibule at Family Room with access to Library

DINING ROOM 16'4" X 14'9"

- Hardwood flooring
- Woodburning fireplace with Georgian mantel, black marble surround and hearth
- Custom built-in cabinetry flanking fireplace with base cabinets, arched glass-door cabinets, black marble counter, raised-panel backsplashes and lighting
- Two windows with custom swag treatments
- Built-up crown molding
- Raised-panel wainscot
- Brass 12-light chandelier
- Two brass double wall sconce lights with shades
- Double swinging doors to Kitchen

LIBRARY 17'2" X 15'3"

- Glazed entry door
- Hardwood flooring
- Woodburning fireplace with gas insert, colonial mantel, brick surround and hearth
- Custom built-in bookcases with base cabinets flanking window with built-in window seat/storage bench
- Wide walk-in bowed bay window
- Raised-panel fireplace wall
- Built-up crown molding
- Recessed lighting

- Ceiling fan
- All wood trim, crown moldings, mantel and paneled wall in natural cherry wood finish

FAMILY ROOM 31'7" X 19'3"

- Pegged random width hardwood flooring
- Vaulted beaded board paneled ceiling with exposed rough-hewn beams
- Full-height brick chimney with arched woodburning fireplace on raised hearth, custom fire screen and rough-hewn reclaimed wood beam mantel shelf with custom wood corbels
- Custom built-in cabinetry flanking fireplace with base cabinets, drawers, bookcases and TV shelf
- Double window and additional window with plantation blinds and custom valances
- Two additional upper windows flanking chimney
- Recessed lighting
- Built-in surround sound and Sonos system, remote control integrates TV, Blu-ray and sound system
- Ceiling fan
- Brick accent wall with archways to Living Room and Breakfast Room
- Cased archway to Hall
- Open flow to Wet Bar

WET BAR

- Beaded board paneled ceiling
- Hardwood floor same as Family Room
- Raised-panel wood cabinetry including base cabinets, glass-door cabinets to ceiling, 2 wine racks and apothecary drawers
- Soapstone counter with bead board backsplash
- Stainless steel undermount sink
- Sub-Zero under-counter refrigerator and 2 Sub-Zero freezer drawers with icemaker, all with wood matching front panels
- Recessed lighting
- Crown molding

KITCHEN 31'0" X 17'8"

- Seamlessly expanded in 2000
- Semi-circular colonnade entry area from Foyer with double doors to Dining Room, access to Laundry Room and concealed staircase to Lower Level
- Handmade ceramic tile floor
- Custom raised-panel solid wood cabinetry in antique white finish including oversize island/breakfast bar, blue finish cabinetry at range, 4 glass-door cabinets, 42" wall cabinets, pot-pan drawers, swing-out spice shelving, apothecary drawers, island bookcase, wall cabinet bookcase, 3 tray cabinets, wine rack, custom range hood enclosure, beadboard accents and backsplashes, pull-out trash/recycle bins, dovetailed drawers and matching crown trim
- Quartzite counters with Sapele wood counter on island (all one piece, no glue)

- Ceramic tile backsplash above range with inserted 17th century Dutch blue and white tiles
- Sub-Zero built-in refrigerator with matching front panels- 2018
- Wolf dual-fuel commercial grade 6-burner gas range with electric oven, convection oven, griddle with custom teak cutting board cover, Best range hood vent with lighting and pot-filler faucet
- KitchenAid stainless steel electric wall oven
- Panasonic stainless steel microwave
- Thermador stainless steel warming drawer
- KitchenAid dishwasher with matching front panel- 2018
- Kohler oversize ceramic farmhouse sink at window with basin racks, disposal, soap dispenser and instant hot water dispenser
- Stainless steel undermount sink on island
- Full-width bay in work area with triple window, 2 double windows, transoms and custom swag treatments
- Recessed lighting
- Two hanging lanterns above island
- Cased archway to Hall
- Open flow to Breakfast Room

BREAKFAST ROOM 16'6" X 12'11"

- Handmade ceramic tile floor- same as Kitchen
- Brick accent wall with archway to Family Room
- Full-height pantry cabinet with swing-out shelving
- Crown molding
- Recessed lighting
- Cased archway to Hall
- Chandelier excluded

HALL

- Built in 2000
- Wraps around from Kitchen to Sunroom
- Handmade ceramic tile floor- same as Kitchen
- Beaded board paneled ceiling with crown molding
- Glazed door flanked with full-size sidelights and transoms to Deck
- Additional glazed door with full-size sidelight and transoms to Deck
- Recessed lighting
- Cased archway to Family Room
- French doors to Sunroom

SUNROOM 18'10" X 18'8"

- Built in 2000
- Entry area with ceramic tile floor, window, beaded board wainscot and steps to Sunroom with wrought iron railings

- Vaulted beaded board paneled ceiling with exposed wood trusses with brackets
- Tumbled marble floor
- Twelve double windows with transoms on 3 walls
- Four additional windows with transoms
- Beaded board wainscot
- Recessed lighting
- Audio speakers connected to Sonos sound system in Family Room and can play in Family Room and Sunroom together or separately
- Ceiling fan
- Dedicated HVAC

POWDER ROOM 1

- Access from Foyer
- Hardwood flooring
- Kohler pedestal sink with double wall sconce lighting with shades
- Kohler flush
- Built-up crown molding
- Paneled wainscot
- Six-light chandelier
- Exhaust fan
- Mirror excluded

LAUNDRY ROOM 15'4" X 9'5"

- Access from Kitchen semi-circular entry area
- Handmade ceramic tile floor- same as Kitchen
- Raised-panel base cabinet with oak countertop and Kohler ceramic farmhouse sink with basin racks
- Ceramic tile backsplash
- Raised-panel wall cabinets
- LG Sidekick pedestal washer and LG pedestal dryer
- Ceramic tiled dog wash stall with glass doors, collar clip and flip-up oak countertop
- Beaded board accent wall with top shelf and wood coat hooks
- Open oak back staircase to Upper Level
- Window with custom valance
- Glazed door to covered porch and deck
- Crown molding
- Closet with laundry chute
- Two patinated metal hanging lanterns
- Flows to Mudroom

MUDROOM 10'5" X 8'7"

- Handmade ceramic tile floor- same as Kitchen
- Custom built-in storage cabinetry/ lockers with shelves, coat hooks, drawers and open lower footwear bin
- Additional custom mudroom cabinet with built-in bench, lockers with coat hooks and drawers, charging cubbies, open lower footwear bin, beaded board backwall with coat hooks and open upper storage bin
- Patinated metal hanging lantern
- Recessed lighting

- Crown molding
- Glazed door to Garage
- Pocket door to Powder Room 2

POWDER ROOM 2

- Handmade ceramic tile floor- same as Kitchen
- Ceramic farmhouse sink on wood table base with wall sconce lighting with shades
- Kohler flush
- Window with plantation blind and custom valance
- Built-up crown molding
- Chair rail with wainscot moldings
- Patinated metal hanging lantern
- Exhaust fan
- Mirror excluded

GARAGE 31'6" X 29'5"

- Oversized, finished
- Three-car with automatic door openers
- Workshop area with base cabinets, wall cabinets and tool rack backsplash panel
- Four windows- 3 front windows with custom swag treatments
- Storage cabinetry matching workshop
- Wall mount tool rack panels
- Exit door to deck
- York HVAC unit- 2019

UPPER LEVEL

HALL 39'2" X 7'5"

- Hardwood flooring
- Landing for main staircase with curved banister overlook to Foyer
- Open back staircase to Laundry Room
- Built-up crown molding
- Two double cedar closets
- Two linen closets- 1 with laundry chute
- Recessed lighting
- Brass/glass ceiling light

PRIMARY BEDROOM 18'8" X 15'4"

- Double door entry
- Random width hardwood flooring
- Custom built-in cabinetry flanking double window with base cabinets, bookcases, TV niche and beaded board back walls
- Double window with built-in window seat/ storage bench and plantation blinds
- Built-up crown molding
- Recessed lighting
- Ceiling fan
- Double pocket doors to Dressing Room
- Swag window treatment excluded

DRESSING ROOM

- Two areas: 16'4" X 7'8" and 14'6" X 12'5"
- Random width hardwood flooring
- Completely custom fitted with custom cabinetry including island with quartz top, drawer cabinets, open clothes racks, shoe shelving, open shelving, framed dressing mirror, clothes hamper, matching crown molding and architectural details

- Two windows in dormer recesses with base cabinets and wood blinds
- Drum pendant light
- Recessed lighting
- Access to Primary Bath
- Swag window treatments excluded

PRIMARY BATH 14'6" X 13'8"

- Marble floor
- Wraparound double vanity with marble top, undermount sinks, upper cabinet and framed plate glass mirrors with wall sconce lighting with shades
- Built-in window seat/storage bench
- Built-in linen shelving
- Kohler soaking tub in marble platform with tumbled marble front panels and backsplash
- Tumbled marble shower stall with rain shower, handheld shower, corner shelving, recessed light and glass door
- Water closet with Mirabelle flush
- Plate glass dressing mirror
- Window with plantation blind and custom valance
- Recessed lighting
- Exhaust fan

BEDROOM 2 14'10" X 11'7"

- Random width hardwood flooring
- Double window with plantation blinds and custom swag treatment
- Built-up crown molding
- Two custom fitted double closets
- Ceiling fan

BEDROOM 3 15'5" X 12'1"

- Random width hardwood flooring
- Custom built-in drawer cabinets, desk and storage cabinet with arched glass-door upper cabinet
- Two windows in dormer recesses with wood blinds and custom swag treatments
- Custom fitted double closet
- Ceiling fan

BEDROOM 4 21'4" X 14'1"

- Random width hardwood flooring
- Custom built-in cabinetry including drawer cabinet and desk with bookcase
- Two windows in dormer recesses with wood blinds and custom swag treatments
- Arched window with wood blinds and custom swag treatment
- Two custom fitted closets and linen closet
- Recessed lighting
- Ceiling fan
- Private Bath



BATH

- Marble finish ceramic tile floor and shower stall
- Shiplap paneled walls
- Vanity with quartz top, undermount sink, framed plate glass mirror and wall sconce lighting with shades
- Shower stall with rain shower, additional shower, corner shelving and glass door enclosure
- Kohler flush
- Window with plantation blind and custom valance
- Recessed lighting
- Ceiling light/exhaust fan

HALL BATH

- Marble floor and shower stall
- Double vanity with quartz top, undermount sinks, upper glass-door cabinet and open shelves, framed plate glass mirrors and wall sconce lighting with shades
- Shower stall with rain shower, additional shower, wall niches, ceiling light/exhaust fan and glass door enclosure
- Water closet with Kohler flush, Craftsman wainscot, window with plantation blind and custom valance and ceiling light/exhaust fan
- Crown molding
- Recessed lighting

LOWER LEVEL

HALL

- Luxury vinyl plank flooring
- Recessed lighting
- Crown molding
- Closet
- Access to Utility/Storage Room
- Access to Bath
- Flows to Recreation Room

RECREATION ROOM 28'6" X 14'10"

- Luxury vinyl plank flooring
- Crown molding
- Beverage shelving
- Wall mount pool cue rack
- Recessed lighting
- Polk Audio built-in wall speakers
- Double doors to Utility/Storage Room
- Sliding glass exit doors to patios
- French doors to Bedroom 5
- Access to Exercise Room

EXERCISE ROOM 29'10" X 18'8"

- Luxury vinyl plank flooring
- Custom built-in raised-panel storage cabinetry with TV cabinet
- Custom built-in bookcase with base cabinets
- Double window and 3 additional windows with mini-blinds
- Crown molding
- Recessed lighting

- Polk Audio built-in wall speakers
- Sliding glass doors to patios
- Access to Utility Room

BEDROOM 5 14'11" X 14'5"

- Ceramic tile floor
- Brick accent wall
- Full-width bay with glazed door to patios and 2 matching stationary windows with custom valances
- Custom built-in Murphy bed with bookcase and base cabinet
- Crown molding
- Recessed lighting
- Built-in ceiling speakers

BATH

- Wood finish ceramic tile floor
- Vanity with quartz top, undermount sink and wall sconce lighting with shades
- Stone finish ceramic tile shower stall with wall niche, ceiling light/exhaust fan and glass door enclosure
- Kohler flush
- Recessed lighting
- Mirror excluded

UTILITY/STORAGE ROOM

47'0" X 16'10"

- Dual access
- Unfinished
- Area carpeting over concrete floor
- York HVAC heat pump unit- 2025
- Burnham oil-fired boiler for in-floor radiant heat- in all rooms except Sunroom and Media Room
- AO Smith electric water heater- 2017
- Electric service panels
- Utility sink
- Workshop area (12' X 9') with workbench
- Wooden heavy duty storage shelving

UTILITY ROOM 18'8" X 9'2"

- Access from Exercise Room
- Unfinished
- York HVAC unit with gas heat
- AO Smith electric water heater- 2024
- Well water tanks and conditioning system
- Two fuel-oil storage tanks

MEDIA ROOM 17'9" X 16'9"

- New 2023
- Separate exterior entry from patios
- Arched French doors and sidelights
- Brick floor
- Shiplap and beaded wood siding walls
- Tray ceiling with crown molding
- Bar with base cabinets, soapstone counter, Sub-Zero stainless steel under-counter refrigerator, 2 Sub-Zero freezer drawers and rough-hewn wood wall mounted shelving
- Rough-hewn wood wall mounted snack and drink bar
- Four windows
- Hard-wired LG 86" 4K UHD wall mounted smart TV
- Surround sound and Sonos sound system

- Recessed lighting
- Four copper finish wall sconce lights
- Ceiling fan
- Sliding barn door to small utility/storage room with York HVAC unit with propane gas heat and wooden storage shelving

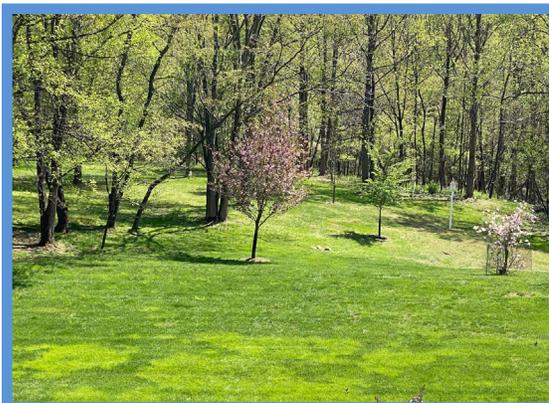
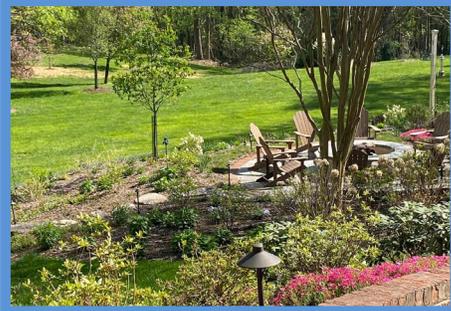
EXTERIOR

- Custom built by Benhoff Builders in the Virginia Tidewater tradition, as their own private home
- Handmade brick with beaded wood siding and board and batten siding
- Seamlessly expanded
- Cedar shake roof- 2017
- Brick walkway, steps and covered barrel-vaulted front porch with classic columns
- Classic dentil cornice
- Elevated composite wood deck with railings, steps to patios and access from Hall and Laundry Room
- Covered brick patio with archways, access from Lower Level and flows to bluestone patio
- Tiered bluestone patio with stone garden wall, access to Media Room and firepit patio
- Round bluestone firepit patio with curved stone seating walls and round stone firepit
- Garden speaker: 4 Polk Audio Atrium Sat300 outdoor speakers
- Garden area: Polk Audio Garden 10-inch long throw dynamic balance subwoofer
- Custom handmade outdoor lanterns and pendant light at main entry in Williamsburg style
- Curved brick garden stairway from parking pad to patios
- Large parking pad at Garage
- Semi-circular driveway at front of house to main entry
- Invisible Fence with 1 dog collar
- Professionally landscaped 2.56 acres in the Springhill Farm community on the Falls Road Corridor

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







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