

8702 Berwick Place North, Ijamsville, MD 21754

Main Level Features:

Entry Foyer/Center Vestibule/Main Stairwell area:

- Custom double iron entry doors
- Marble floors
- Alabaster “close to ceiling” light fixture, recessed lights in entry foyer with decorative ceiling treatment
- Large 12-light Alabaster chandelier hung with a motorized Aladdin light lift and matching sconces in stairwell
- Curved staircase; cherry stained handrail, steps and risers
- Custom aged plaster wall finish
- Dentil crown moulding throughout
- Raised panel framed doorways
- Alarm control panel (#1)

Living Room/Music Room: 16’6” x 19’4”

- Custom silk window treatments and shades
- Three (3) floor to ceiling windows with walk-in bay
- Swarovski crystal chandelier
- Raised panel cabinetry
- Decorative ceiling treatment
- Cherry stained hardwood flooring
- Dentil crown moulding

Formal Dining Room: 16’6” x 19’4”

- Custom silk window treatments and shades
- Three (3) floor to ceiling windows with walk-in bay
- Cherry stained hardwood flooring
- Alabaster chandelier with ceiling medallion and matching sconces
- Dentil Crown Moulding
- Double doors to entertainment staging area
- Chair rail with picture framing
- Decorative ceiling and wall treatments

Entertainment Staging and Powder Room Area:

- Raised panel cherry cabinetry with glass doors
- Custom aged plaster wall treatment
- Blue pearl granite counter and backsplash
- Franke sink and faucet
- Garbage disposal
- Two (2) warming drawers
- Marble flooring throughout
- Miele Dishwasher (Silver & Crystal Safe)
- Recessed lights
- Under cabinet lighting
- Solid wood raised panel pocket door to Kitchen
- Kohler pedestal sink, crown moulding, decorative wall treatment and marble flooring in powder room

Kitchen: 21 x 18'6"

- "Downview" white lacquered wood cabinetry with dust barrier, glass doors with glass shelving in sections. Features interior slide-out stainless steel pantry and Four (4) interior stainless steel "lazy susans"
- Blue Pearl granite countertops with marble backsplash
- Separate full size Sub Zero Refrigerator and Freezer
- Miele Dishwasher (Silver and Crystal Safe)
- Miele double wall ovens
- Gourmet Thermador smooth-top cooktop: features 4 main burners, 1 halogen burner & 1 warmer burner with retractable vent
- Built-in GE Spacemaker microwave
- KitchenAide trash compactor with air filter
- Franke sink with restaurant-style faucet, instant hot water tap and garbage disposal
- Chandelier over center island
- Under cabinet lighting
- Crown moulding in tray ceiling
- Lighted walk-in pantry with shelving
- Cherry stained hardwood flooring

Breakfast/Serving Area: 12' x 14'

- "Downview" white lacquered cabinetry features: Glass doors and glass shelving in sections
- Blue pearl granite countertops with marble backsplash
- White wet bar sink with retractable faucet
- Scottsman compact refrigerator
- Full sized Scottsman ice maker
- Recessed lighting and chandelier with medallion
- Under cabinet lighting
- Desk area
- Cherry stained hardwood flooring

Informal dining/Entertaining Area: 26'3 x 14"

- Nine (9) floor-to-ceiling windows overlooking pool, golf course and grilling deck
- Custom window treatments and shades
- Glass French door with transom window leading out to grilling deck
- Recessed lights and chandelier with ceiling medallion
- Cherry stained hardwood flooring
- Alarm Control Panel (#2)

Family Room: 20'5" x 23'8"

- Crown moulding
- Recessed Lights
- Two (2) sets of double atrium doors leading to Sun Room with silk window treatments
- White built-in bookcases with raised panel cabinetry
- White colonial fireplace with travertine marble surround & hearth with remote
- Custom beveled glass fireplace enclosure
- Cherry stained maple hardwood flooring

Sunroom: 38'4" x 14'

- 3 lighted ceiling fans
- 12 floor to ceiling windows that all open to capture afternoon breezes
- Bamboo shades
- Floors and ceiling fully insulated and heated with 4 baseboard heating units
- Decorative ceiling moulding details around ceiling fans
- Exterior, varnished hardwood flooring

Main Level Master Suite (Hallway/Bedroom/Bath/Closet): 803 sf

- Hallway has custom built-in mirrors surrounded by box moulding details, recessed lights and close to ceiling chandelier
- Triple atrium door to sunroom with transom windows
- Custom silk window treatments with shades throughout
- Single French atrium door leading to private side yard
- Dentil crown moulding in bedroom, traditional crown moulding in bath
- Plush carpeting in bedroom and closet
- Alarm control panel (#3)
- Separate zone for temperature control
- Empress green marble throughout bath
- Separate marble steam shower with teak seat
- Kohler whirlpool tub built into a bay window
- Heat lamps
- Recessed lighting
- Walk-in closet with built-ins

Main Level Laundry and Mud Room:

- Front load washer and dryer
- Double hung window
- Utility closet
- White raised panel cabinetry
- Blue Pearl granite countertops with white Kohler sink
- Back staircase to upper level and entry into garage
- Alarm control panel (#4)
- Marble flooring

Second Level Features:**Second Level Foyer/Hallway:**

- Directional spotlights for artwork
- Cherry stained maple hardwood flooring
- Large 12-light Alabaster chandelier hung with a motorized Aladdin light lift with matching sconces in stairwell
- Custom aged plaster wall treatment
- Crown moulding

2nd Level Master Bedroom Suite (Bath, closet and Kitchenette): 993 SF

- Tray ceiling with rope lighting detail
- Recessed lighting, Pen Shell chandelier with matching sconces
- Plush carpet throughout bedroom and closet
- Two (2) floor to ceiling windows with custom window treatments and shades

- Triple atrium door opens to second level covered terrace
- Huge walk-in closet with built-ins
- Gas fireplace with granite surround and stained wooden mantle
- Granite bath with Kohler whirlpool tub
- Granite steam shower with teak seating
- Raised panel cherry cabinetry in bath
- Separate zone for temperature control
- Cherry stained hardwood flooring in kitchenette
- Alarm control panel (#5)
- Large closet with built-ins
- Kitchenette includes:
 - “Close to Ceiling” chandelier and recessed lighting
 - Blue Pearl granite countertops
 - White raised panel cabinetry with leaded, beveled cut glass cabinet doors above sink
 - Full size SS refrigerator
 - Amana smooth top cooktop
 - Built-in Radarange microwave
 - Maytag Jet Clean Dishwasher
 - Pantry closet

Bedroom 3 with Full Bath and Walk-In Closet: 433 sf

- Floor to ceiling windows with custom window treatments and shades
- Carpeting in bedroom
- Swarovski crystal sconces
- Dark Gray marble flooring and countertop in bathroom with black granite steam shower and body spays
- Raised panel cherry cabinetry and heat lamp in bathroom
- Walk-in closet with built-ins, floor to ceiling window and carpet

Connecting Study between Bedroom 3 and 4: 120 sf

- Double atrium door with transom window leading to front balcony
- Cherry stained hardwood flooring
- Custom window treatments and shades
- Raised panel, cherry stained cabinetry with wrap around desk for 2 computer work stations.
- Pull down stairs to partially floored attic

Bedroom 4 with Full Bath and Walk-In Closet: 416 sf

- Floor to ceiling windows with custom window treatments and shades
- Carpet in bedroom
- Full bath with white ceramic tile and glass shower door enclosure, custom fabric treatments to highlight tub/shower area
- Raised panel cherry cabinetry
- Heat lamps in bathroom
- Carpeted walk-in closet with separate carpeted and lighted luggage storage area

Bedroom 5 with Full Bath and Walk-In Closet: 392 sf

- Triple atrium door opens to second level covered terrace
- Bedroom and closet are carpeted
- Floor to ceiling window in bedroom and bathroom
- Custom window treatments and shades
- Custom fabric detail to highlight bath/shower area

- Full bath with ceramic tile and glass shower door enclosure
- Walk-in closet

Bedroom 6 (Au Pair Suite) with Full Bath and Walk-In Closet: 499 sf

- Two (2) walk-in double window dormers with custom window treatments and shades
- Berber Carpet
- Full bath with white ceramic tile and glass shower door enclosure
- Walk-in closet
- Oversized linen closet in hallway
- Lock-off door on back hallway that enters to back staircase
- Two (2) large undereave carpeted/lighted finished storage spaces

Entertainment Level Features:

Entertainment/Family Space: 1691 sf (includes kitchen/bar area)

- Two (2) triple atrium doors with transom windows leading to pool area/back yard
- Four (4) floor to ceiling windows
- Custom window treatments throughout
- Crown Moulding throughout
- Tray ceiling with stain grade (Cherry) dentil moulding and decorative ceiling treatment
- Black Galaxy granite raised hearth gas fireplace with glass enclosure and colonial mantle
- Recessed lighting with directional spotlights for artwork
- Plasma TV over fireplace
- Stained glass pool table light
- Cherry stained built-ins
- Separate equipment room for dedicated theater room
- Plush carpeting
- Wine closet equipped with large wine refrigerator zoned for both red and white wine storage

Bar/Kitchen Area:

- Cherry raised panel cabinetry with leaded glass doors and glass shelves
- Amana refrigerator with matching wood door
- Full size Scotsman automatic ice maker with matching wood door
- Maytag Jet Clean dishwasher with matching wood door
- Raised, Black Galaxy granite top bar with brass foot rail
- Pantry
- Double sink with garbage disposal
- Recessed lighting, under cabinet lights and pendant lights over bar
- Tray ceiling with stain grade (Cherry) dentil moulding and decorative ceiling treatment

Theater Room: 340 sf

- Eight (8) 4'6" professional Architectural Wall Series "Ribbon Speakers"
- Stain Grade (Cherry) dentil and crown moulding throughout including tray ceiling area
- Recessed lighting controlled through Vantage Home Control Lighting System which allows programming of custom lighting zones, including lights in the steps
- Raised panel cherry cabinetry which surrounds 120" viewing screen
- 2 tiered seating
- Plush carpeting
- Decorative paint treatment

Laundry Room: 132 sf

- White raised panel cabinetry
- Sink
- Baby and dog washing bathtub
- Heat lamps
- Recessed lights
- Washer and Dryer

Bedroom 7/Exercise Room with walk-in closet: 324 sf

- Triple atrium door with transom windows opening to pool/back yard area
- Ceramic tile flooring
- Walk-in closet
- Entrance to full bathroom
- Recessed lighting
- Ceiling fan
- Water fountain wall feature
- Sconces

Full Hall Bathroom: 130 sf

- Ceramic tile flooring
- Ceramic tile steam shower with teak seat
- Built-in cabinetry with drawers
- Heat lamps
- Finlandia Sauna (48 sf)

Mechanical/Utility Room: 375 sf

- Built-in storage shelving
- Two (2) 75 gallon hot water heaters installed October 2010
- Water Softener
- Dropped ceiling, finished walls and painted floors
- Filtex Central Vacuum
- Three (3) 200 amp electrical services
- Trane XE90 natural gas forced air high efficiency heating and cooling systems with 5 zones: Entertainment Level, Main Level, Main Level Master Suite, Upper Level Master Suite and Upper Level
- New cellular service alarm system installed March 2011
- Small business telephone system with intercoms wired for 12 telephone jacks throughout home

Exterior Features:

- Exterior lighting on home and grounds. Additional prep work completed to expand lighting in pool deck area.
- Lawn sprinkler system with twelve (12) digital controlled zones. New controller installed 2010.
- Extensive landscaping and stonework – new landscaping installed in front beds 2010.
- Brick pillar with gas light at circular driveway
- Brick retaining walls with stone tops
- Firemagic grill mounted in brick with granite countertop
- Heart of redwood Grill Deck and Spa Deck
- Heated gunite pool with colored RiverRoc plaster finish and decorative waterline tiles – pool replastered and new tile completed in March 2010
- New Techo-Bloc patio and pool deck completed in spring 2010

- Coleman Sport Spa Hot tub with cover in spa deck
- Fully automatic pool accessory control panel near door to Grill Deck
- Aluminum fence and brick pillar area with 2 entrance/exit gates
- Full service equipment room
- Large brick and slate front porch with wrought iron curved hand rails. Front porch has ample room for 2 seating areas. Porch constructed in Spring 2010.
- Large 2nd level covered terrace constructed in 2009 with slate flooring over rubber membrane roof, vaulted ceiling, recessed lighting and lighted ceiling fan.