

ANNAPOLIS ROADS

2658 CARROLLTON ROAD



Spacious ranch home in water privileged community offering well-planned renovations, generous and comfortable living spaces, Craftsman details and a seasonal water view. 4 Bedrooms, 3 full baths, hardwood floors, sunroom and expansive deck. Community amenities include beach and picnic area on the Chesapeake and a boat launch with dinghy storage on Lake Ogleton.

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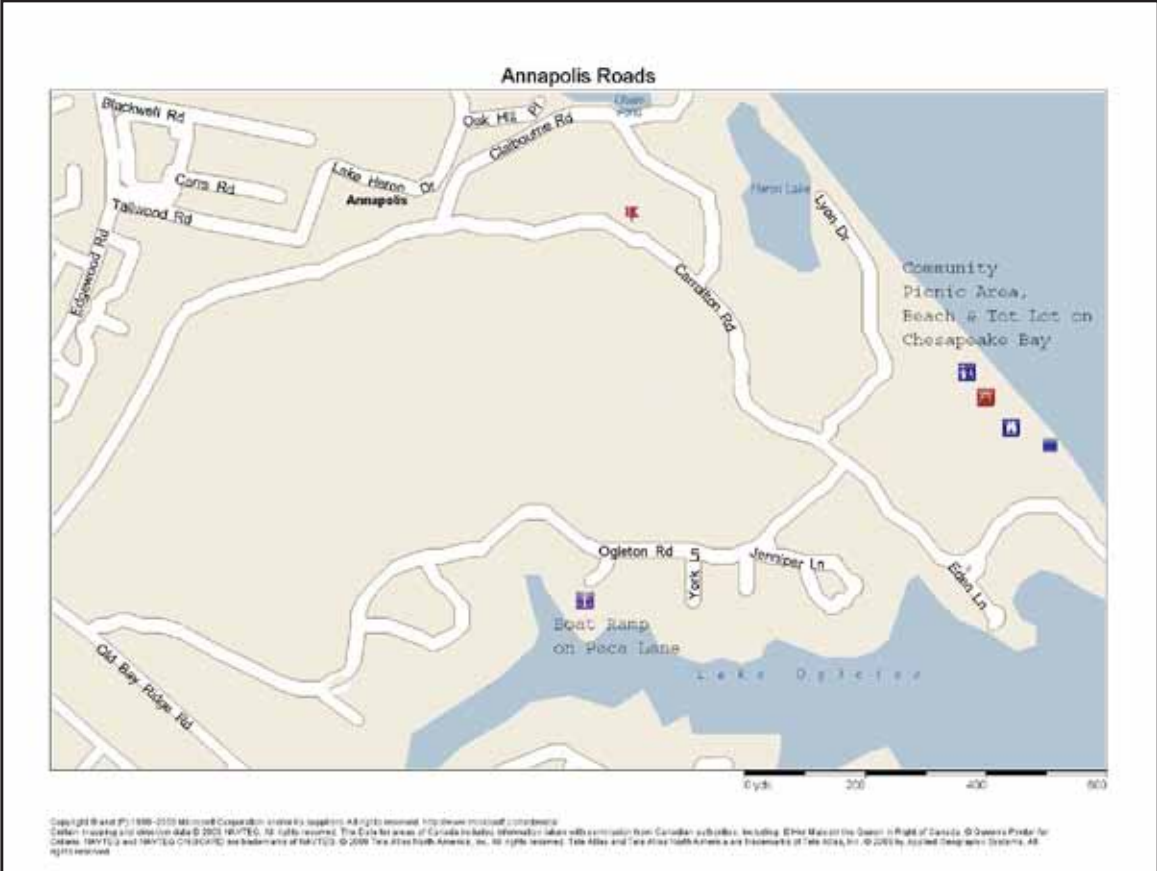
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COMMUNITY OF ANNAPOLIS ROADS



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2658 Carrollton Road
Annapolis, MD 21403

Exterior

- Bright and spacious rancher with Craftsman details
- Wide brick walkway leads to covered flagstone porch with brick trim
- Lovely landscaping with mature shrubs and specimen trees rimmed by herb and perennial borders
- Large driveway with additional parking pad leads to oversize two-car garage with side door and interior entrance door to mudroom
- Seasonal Chesapeake Bay views across the rear yard stretch all the way to the Chesapeake Bay Bridge in fall, winter, and early spring
- Generous rear deck is a great size for entertaining, with a step-down dining area, and stairs leading to patio and large fenced rear yard

Main Level

- Sparkling wood floors throughout main living areas of home, which flows nicely incorporating the original living areas and two well-planned additions. Home is filled with light from large and plentiful windows and offers generous storage space throughout
- Welcoming foyer is central to the open floor plan of the home, opens on the living room, family room and hall to bedrooms, and features a double coat closet and Arts and Crafts style light fixture
- Family room is full of light from two large picture windows and has a handsome fireplace with granite surround and hearth flanked by built-in bookcases and a wooden mantel. Faces the golf course for lovely sunset views
- Gorgeous new island kitchen is open to living room, dining room and office spaces. Newly remodeled, it features solid cherry cabinetry with brushed nickel hardware and stunning Costa Esmerelda granite counters with a brushed finish, and separate pantry. Viking professional gas range and Xo hood, Bosch Silence stainless dishwasher, and stainless French door refrigerator with bottom freezer. Marble tile backsplash, stainless sink and fixtures, and recessed and pendant lighting complete this warm and welcoming kitchen. Cabinets were installed in 2012, and open shelving could easily be replaced with upper cabinets (one 30-inch wide and one 24-inch wide cabinet)
- Dining room is generously sized with Arts and Crafts style chandelier and French doors to kitchen. Open to living room and rear deck with seasonal views to the Bay
- Living room opens on rear sun porch and is full of light from multiple windows and glass doors
- Sun porch is open to family room and master bedroom on two walls, with five large casement windows on the other two walls, turning it into a screened porch in warm weather
- Hallway from the foyer leads to three bedrooms and offers two storage closets. Hallway full bath with tub was recently updated
- Master bedroom suite incorporates a large master bathroom with separate shower and Jacuzzi tub adjoining a vanity area with double sinks and three double and two single closets. The master bedroom looks out on seasonal Bay views through a large picture window and opens on the rear porch via glass doors
- Bedrooms 2 and 3 overlook the front yard gardens. Each has windows on two walls, making them bright and sunny

All information is deemed reliable but is not guaranteed.

- A large office/den opens off kitchen and is filled with light from large windows along rear wall and features two walls of built in shelving. Sliding doors also lead to rear deck, and office adjoins mud/laundry room
- Mud/laundry room leads to garage and offers washer and dryer, cabinet storage and utility sink, as well as an area for hanging coats on the way in from the adjoining garage
- Past the office, a vestibule with storage closet leads to a light-filled fourth bedroom and a recently updated full bath with shower that provide a perfect guest room suite

Lower Level

- Large unfinished basement is divided into several areas, including a rec room, an exercise room, an office, an under stairs storage closet and a large utility room with built-in shelving for storage

Utilities

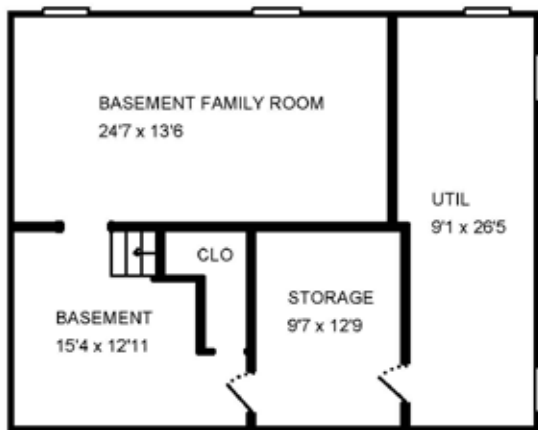
- Oil furnace
- Trane heat pump
- Propane tank for gas stove
- 72-gallon electric water heater
- Culligan water conditioning system
- Sump pump

Annapolis Roads is a special tax assessment district. Amenities include community beach on the Bay, playground, boat ramp, small-boat storage for kayaks and canoes. Special tax assessment fee of \$1119.01 included in real estate tax bill is for the benefit of Annapolis Roads.

Front foot Assessment: \$1105.17 for grinder pump

Community Website: <http://www.annapolisroads.net>

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