

HISTORIC DISTRICT



78 Conduit Street | Annapolis, MD 21401



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78 Conduit Street,
Annapolis MD 21401

EXTERIOR

- This Meticulously restored Contemporary styled home is located on a quiet street just two blocks from the center of Downtown Annapolis
- Modern /updated flare, prime location, and views of Spa Creek
- Coveted Off street parking pad for 2 cars
- Front porch features bead board ceiling, recessed lighting, and porch swing
- Fenced in rear yard with raised brick patio, paver walkways & is professionally landscaped
- 6' X 6' X 10' Cedar Timbes raised garden
- River Jack front drain, front parking area
- Hardiplank siding with shingle and metal roof
- Wolf Grill, natural gas - conveys

MAIN LEVEL

- Brazilian Cherry wood floors
- Built-in Bowes and Wilkens speakers
- Foyer features front door with glass window, recessed lighting and opens to living area & stairwell to upper level
- Formal living room features wide open doorways to create openness, recessed lighting, and two original windows with custom Hunter Douglas shades
- Dining Room features Drizzle Chandelier designed by Ochre, recessed lighting, and opens to main living area
- Half Bath includes a modern pedestal sink, mounted wall faucet & soap dispenser, two light fixtures, recessed lighting, stand-alone GERBERIT toilet
- Coat closet with built in shelf
- Living Area features European Home direct vent gas fireplace, built-in bookshelves, recessed lighting, multiple windows with custom Hunter Douglas shades
- Kitchen features beautiful granite countertops with stainless backsplash, Snairdero Cabinetry, Miele Steam oven, Wall over, Dishwasher, Thermador Professional range (6 burner), Convection oven, Hood is stainless steel by Zephyr, Insinkerator disposal, Subzero refrigerator with 2 freezer drawers, and 2 subzero refrigerator drawers. Franke water filtration system with instant hot water. Generous sized kitchen island with room for seating, deep stainless-steel sink, & modern cable light fixture

UPPER LEVEL 1

- Brazilian Cherry wood floors
- Built-in Bowes and Wilkens speakers
- Full Bath features jetted tub/shower combo, ceramic tile & glass, Vanity sink and built in wood cabinetry, recessed lighting, two light fixtures, and windows with Hunter Douglas shades

All information is deemed reliable, but is not guaranteed.

- Laundry Closet with Whirlpool Duet Sport Washer/Dryer, (2) room and board art ledges, and sliding pocket door
- Hall Linen closet
- Cable wire track lighting

MASTER SUITE

- Windows with custom Hunter Douglas shades
- Two bedside reading lights from Annapolis Lighting
- His & Her Walk in Closets with built-ins and ample storage
- Master bedroom Deck with cable wire railing, Caton speakers, and views of Spa Creek and Downtown Annapolis

MASTER BATH

- Dual sink Marble countertop vanity with underneath cabinetry, built-in mirror cabinets, modern faucets
- Walk-in Marble & Glass Steamist Steam Shower with Kohler shower hardware

2ND BEDROOM

- California closets, recessed lighting, windows with custom hunter Douglas shades

3rd BEDROOM

- Double door closet with built-ins, mounted Samsung 40" TV, windows with custom shades, recessed lighting

UPPER LEVEL 2

OFFICE

- Brazilian cherry wood floors, built-in California closets, window seat, two Herman Miller pendants, access door to exterior roof top deck overlooking Spa Creek
- Roof Top Deck features cable deck railing, two Caton speakers, two light fixtures, and enjoyable for entertaining, relaxation, reading, and sunbathing

LOWER LEVEL

- Finished lower level features cork flooring throughout, Wood-burning fireplace with granite hearth and stainless-steel surround, and a Grate Wall of Fire insert. Spot & recessed lighting, built in speakers, Mounted Samsung 60" TV, Windows, Exposed stone wall plumbed for wet bar, and access door to exterior backyard
- Full Bathroom includes ceramic tile shower/tub combo with shower hose and Hansgrohe faucet, Stand-alone wall sin with wall mounted faucet & soap dispenser, two light fixtures, and tile flooring
- Gym/ Exercise room features mounted Samsung 20" TV, BluRay DVD player, room & board shelving, mirror, recessed lighting, and access door to utility closet/storage room
- Utility closet/Storage room has tile flooring, lighting, access window, and utilities

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UTILITIES/OTHER

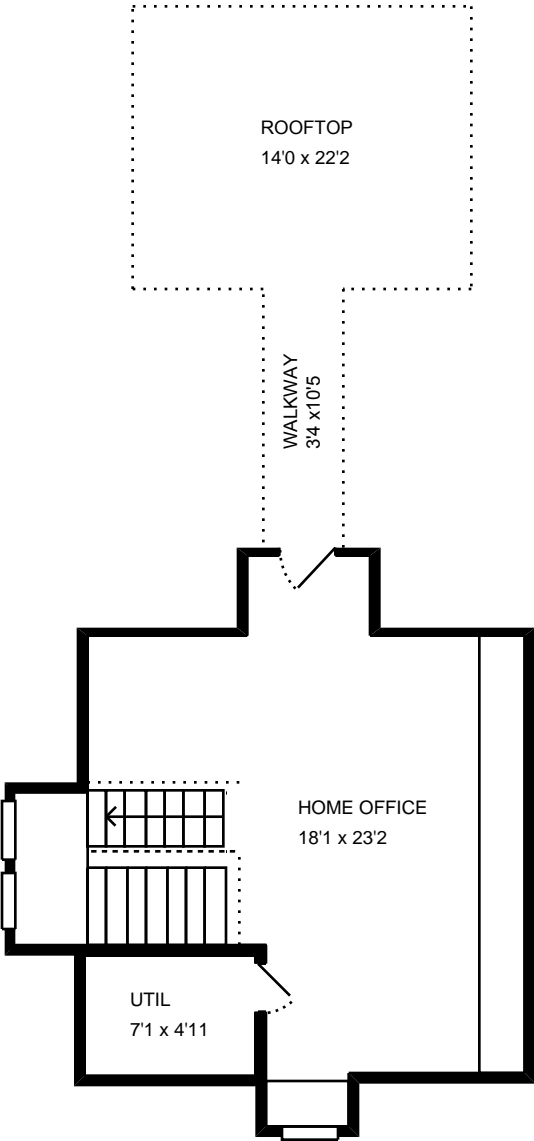
- Generac Generator currently runs sump pump, hot water heater, heat pump for A/C etc., in master bedroom, kitchen (refrigerator, stove, etc.), lights on main floor, and stereo
- Smoke alarms, carbon monoxide detectors replaced 10/23/2018
- House is wireless, but there is Cat5 wiring available
- Water: Public
- Sewer: Public
- Heating: Gas, Electric – 3 Zone
- Hot Water: Gas, Electric – 119 Gallons
- Air Conditioning: Central AC

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Measure #14345384

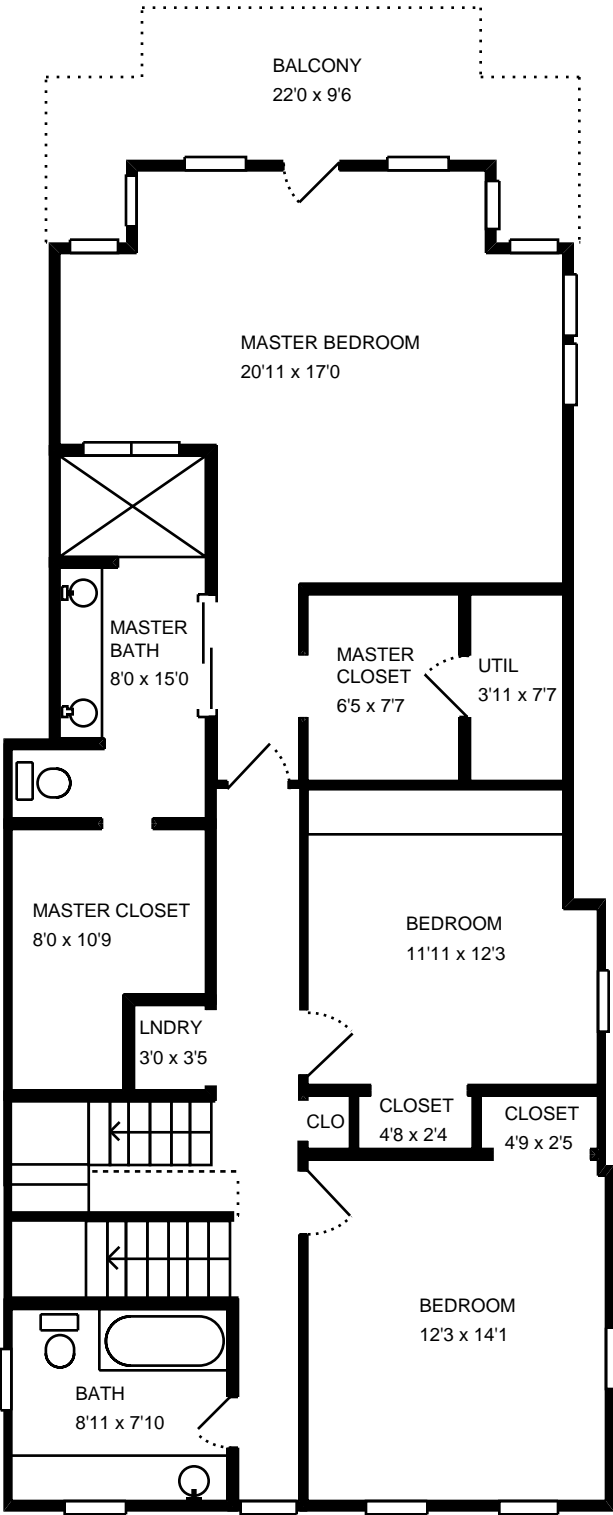
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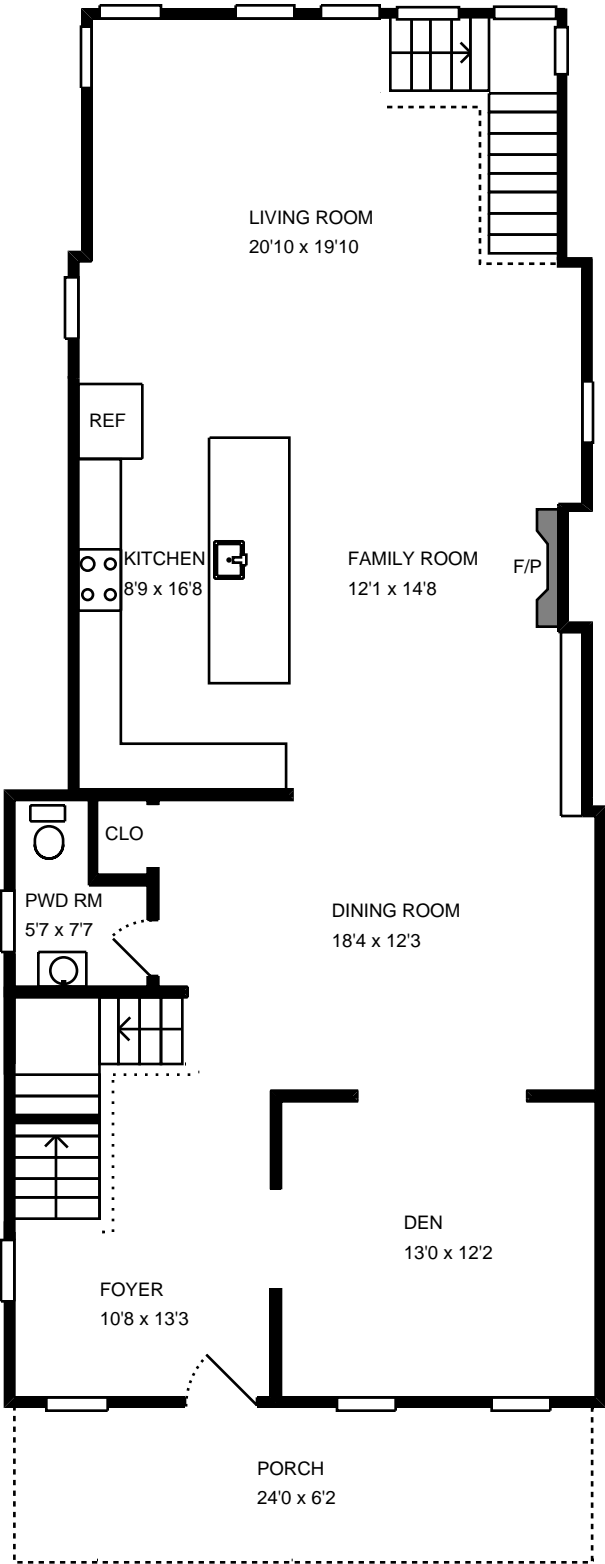
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