

LAND'S END CHESAPEAKE BAY VIEWS



2515 Carrollton Road | Annapolis, MD 21403



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2515 CARROLLTON ROAD
ANNAPOLIS MD 21401

EXTERIOR

- Expansive Bay Bridge water views and community beach located across the street
- Significant renovation to house and property - 2007
- Large covered front porch, stone walk, bead board ceiling, entry front door with sidelights and two lantern light fixtures just steps away from the water
- Generous rear deck is a great size for entertaining and is enclosed by privacy fence in rear
- Large driveway with additional parking pad leads to oversize two-car garage with side door and interior entrance door to mudroom
- Lovely landscaping with mature shrubs and trees
- Hardi Plank & Brick Exterior
- Roof, shingled – 2007

MAIN LEVEL

- Bright and spacious one-level living with striking views of the Chesapeake Bay while featuring an open floor plan, high ceilings, hardwood floors, fireplace, and upgrades throughout
- Home is filled with light from large and plentiful windows and offers generous storage space throughout
- 2 hall closets with built-ins

KITCHEN

- Gorgeous kitchen is open to dining room, family room, and with seasonal water views
- Kitchen island with breakfast bar seating and 3 custom light fixtures
- GE Monogram 5-burner stove
- GE Monogram Advantium 120 built in microwave
- GE Monogram Wall Oven
- KitchenAid Superba refrigerator and freezer with AquaSense water filtration system and ice dispenser
- Kohler Dual stainless-steel sink, one with disposal and separate filtered water dispenser
- Ample counterpace with Granite/tile backlash
- Custom off white cabinetry with above window panels
- Recessed lighting & Hardwood floors

GREAT ROOM

- Wall of windows with views of the Bay and Chesapeake Bay Bridge
- Hardwood floors and recessed lighting
- Wood burning fireplace with propane insert with custom built in bookshelves, built in entertainment area, and Pioneer TV
- Wood beamed ceiling, large archways and open spaces

SUN ROOM / SCREENED IN PORCH

- Stone floors, white brick walls, bead board ceiling and two walls of windows with year-round water views
- Built in Bose speakers & lighting
- Exterior access door

DINING ROOM

- Wet bar provides ample storage, convenience sink and faucet, and granite counter with tile backsplash
- Light filled dining room with two glass doors that open to deck
- Hardwood floors
- Recessed lighting & light fixture

STUDY / OFFICE

- Gas fireplace with slate hearth, custom mantel and built in bookshelves and cabinetry
- French doors lead to back deck
- Built in Bose speakers
- Hardwood floors and recessed light

MAIN LEVEL HALF BATH

- Beautiful custom Kohler sink Vanity with granite/marble looking countertop, and underneath storage
- Two lamp looking light wall fixtures
- Shoe molding and recessed light

MASTER SUITE

- Three large windows with water views and custom blinds
- Wall of built in cabinetry, book shelves, and area for entertainment systems (SAMSUNG TV)
- Shoe & custom moldings
- Full Bathroom suite with striking marble countertops, floors and walk in shower with built in seat and two shower heads
- Dual Kohler Sink vanity with underneath cabinetry and mirror
- Separate soaking tub with BAINULTRA remote system
- Windows with custom plantation shutters
- Large walk in closet with walls of custom built-ins and above lighting
- Hardwood floors

BEDROOM ONE & TWO

- 8 ft. Ceilings & Hardwood floors
- Double door closet with custom built-ins
- Windows with custom blinds

LAUNDRY ROOM

- Tile flooring
- EG Washer/dryer
- Built in countertop for convenience
- Stainless steel Sink with underneath storage

HALL FULL BATH

- Custom tile flooring
- Tile shower/tub combo with Kohler shower head
- Kohler sink with underneath cabinetry
- Towel rack, built in mirror, and lighting

GARAGE

- Oversized 2-car garage with automatic garage door opener
- Pull-down Attic door
- Exterior access door

UTILITY ROOM, UTILITIES & OTHER

- Separate utility room/ mud room features tile floors, storage, and sink
- Air Conditioning: Electric
- Heating: Oil radiant heat – 5 Zone
- 250-gallon oil tank – 2018
- Propane Tank – Owned – 2007
- Whole house generator
- Water: Well, Public Sewer - Grinder pump
- Hot Water: Gas & Electric
- Water conditioner owned
- GEMINI computerized security system

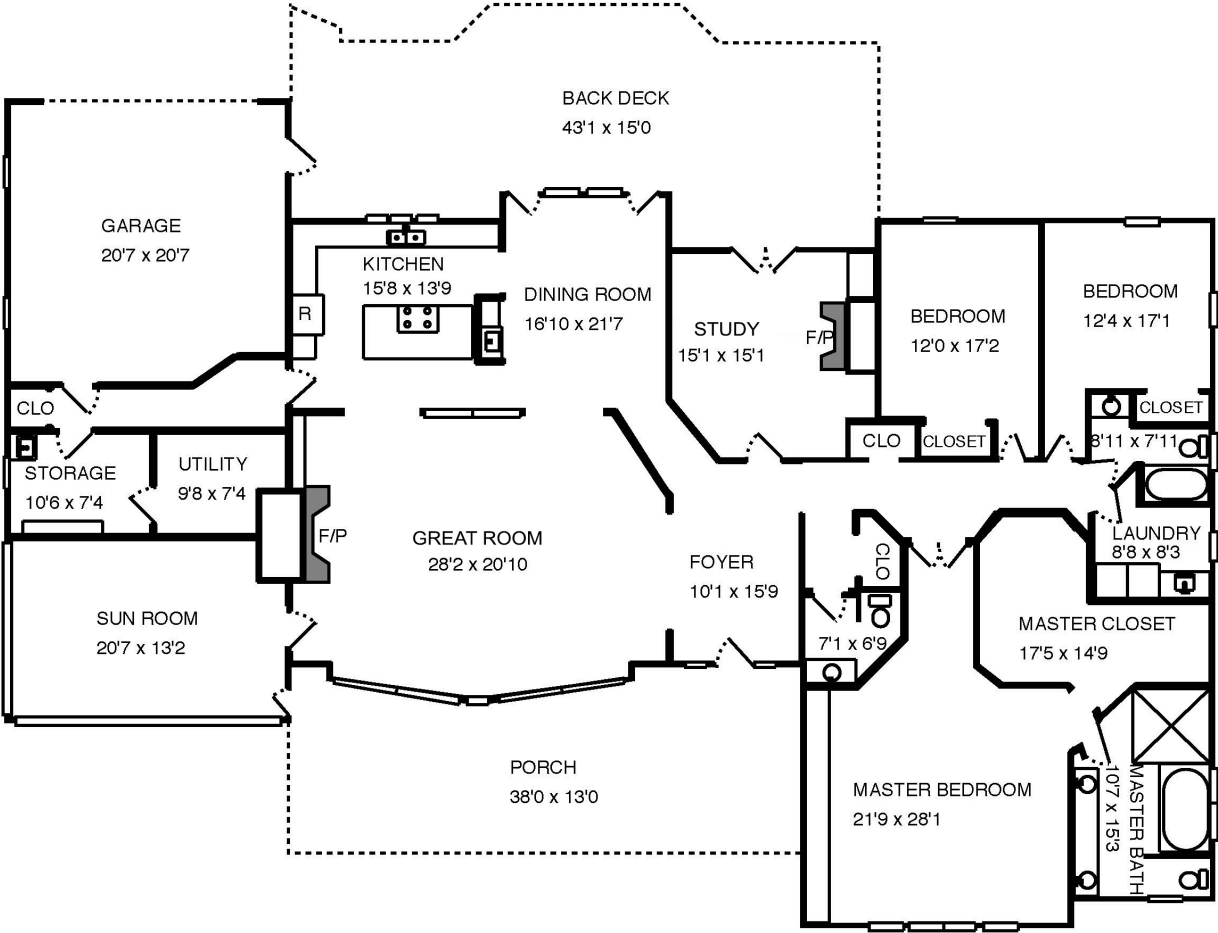
COMMUNITY

- Front Foot Benefit Assessment: \$633.93 per year & Annapolis Roads is a special tax district - Annual Fee: \$1,759.00 and is incorporated into the real estate taxes
- Amenities include: Beach, Boat Ramp, Common Grounds, Lake, Mooring Area, Water/Lake privileges, 2 Community Docks
- Community Website: <https://www.allaboutannapolis.com/annapolis-roads.html>

FACTS:

- Easement: “There exists on a part of the driveway a five-foot wide easement that allows the neighbor behind this home to access a certain portion of his property if desired.”

2515 CARROLLTON ROAD | ANNAPOLIS, MARYLAND



MAIN LEVEL

All information is deemed reliable, but is not guaranteed.