

ANNAPOLIS ROADS

2691 Claibourne Rd
Annapolis, MD 21403



Mint condition Colonial with Large screened-in porch and spacious deck overlooking private fenced backyard & gardens. 4 bedrooms & 3.5 baths. Kitchen opens to family room with fireplace & brick surround. Hardwood floors on main level. Master suite with spacious walk-in closet. Finished LL Rec Room w/ outside basement entrance. 2 car garage and extra parking. Generator. Great water access on Paca & beach/playground.

Georgie Berkinshaw
Certified Residential Specialist and GRI

GBerkinshaw.com | GBerkinshaw@CBMove.com

c: 443.994.4456 • Coldwell Banker Residential Brokerage • o: 410.263.8686



Annapolis Church Circle • Operated by a subsidiary of NRT, LLC



2691 Claibourne Road
Annapolis MD 21403

EXTERIOR

- Colonial Style home built in 2002
- Beautifully landscaped fenced-in yard creates for a private setting
- Attached oversized garage with automatic openers, built in shelving, & abundant storage.
- Ample parking includes 2 Car Garage, Front Driveway, & Street Parking
- Additional stone parking pad located side of garage – perfect for boat storage
- Large back screened-in porch features hand railing, bead board ceiling with fan, & four glass skylight windows above.
- Additional deck area features seating & grilling space, hand railing, steps that lead down to private wooded & fenced yard.
- Built in sandbox located in backyard

MAIN LEVEL

- 9+ Ceilings throughout
- Living room located off of foyer features hardwood floors & ample window light
- Separate formal dining room features hardwood floors, chair railing, crown molding, light fixture, & 2 Pella windows
- Half Bath, Closet, & Separate laundry room located off of foyer hallway
- Laundry room features washer, dryer, built in storage & shelves
- Step-down Family Room off Kitchen features hardwood floors, Gas burning fireplace with brick surround & wooden mantel, Ceiling fan, recess lighting, & wooden framed door that opens to large enclosed back porch

EAT IN KITCHEN

- Granite Countertops
- Island with seating area & updated light fixture above
- Appliances include KitchenAid Refrigerator & Freezer with Icemaker, Maytag Dishwasher, GE Profile electric stove-oven, & GE Profile built in microwave
- Filtered water dispenser
- Dual basin sink with disposal
- Ample cabinet storage & Pantry Closet
- Recess Lighting

UPPER LEVEL

- 9+ Ceilings throughout
- Upper level hallway connects 4 bedrooms, 2 Full Baths, & Linen Closet
- Master Suite features vaulted ceilings, wall-to-wall Carpet, ceiling fan, large walk-in closet with built in shelves & storage
- Master bath includes dual vanities, separate jetted soaking tub with tile surround, tile flooring, glass door shower, private commode & linen closet
- Three bedrooms each feature wall-to-wall carpet, closet space, ceiling fans, & window light
- Full Bath off hallway includes vanity, walk in shower-tub combo, & linen closet

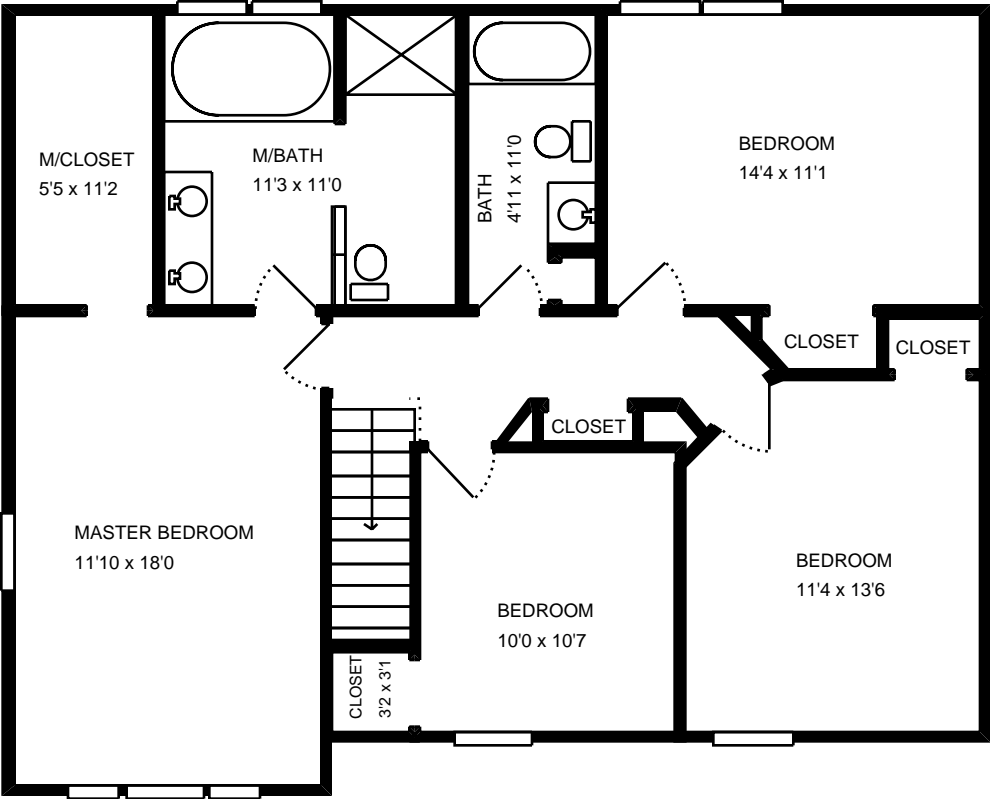
LOWER LEVEL

- 9+ Ceilings throughout
- Finished recreation Room with wall-to-wall carpeting
- Full Bath with vanity & walk in shower
- Exterior entrance
- Multiple storage closets, built in cabinetry, & recess lighting
- Carpet throughout lower level
- Utility room

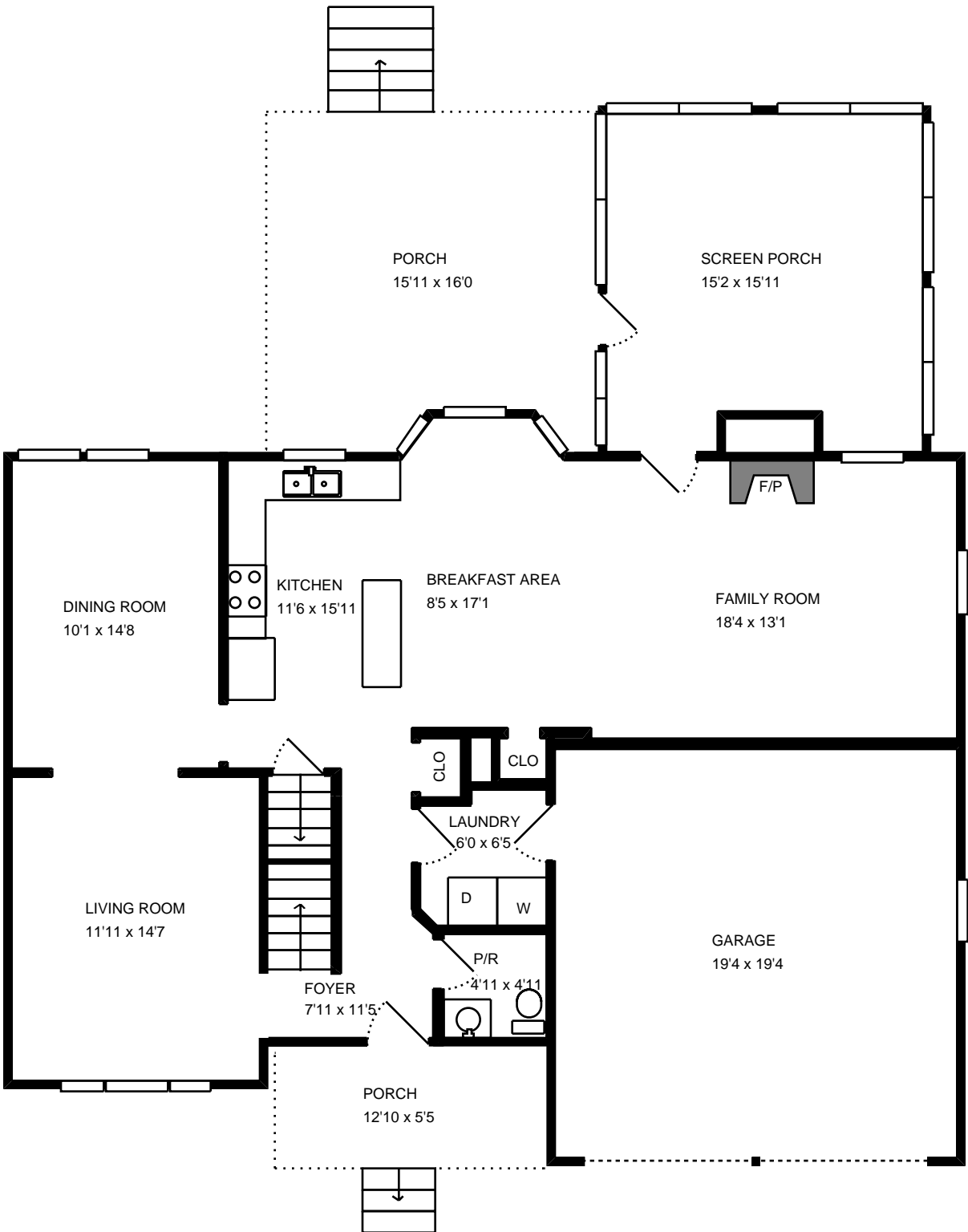
UTILITIES & FEES

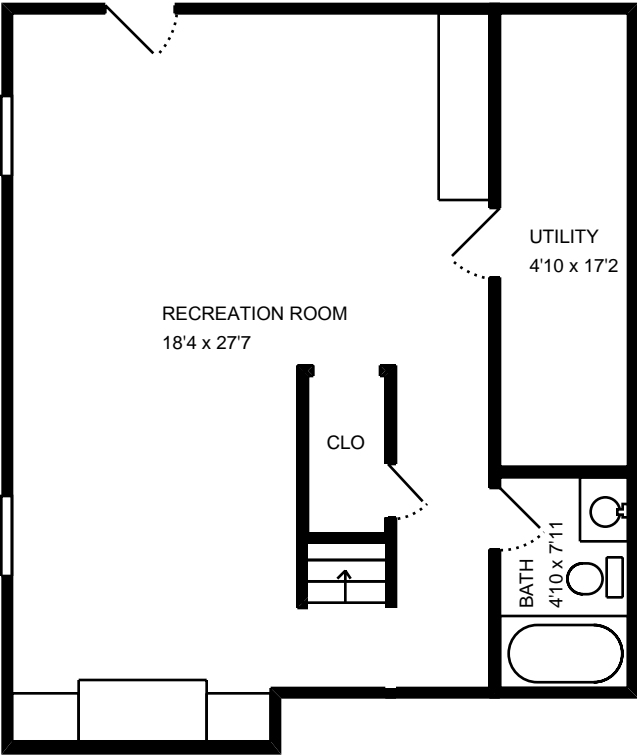
- Generator
- Propane Heat & Water Heater
- Central Air – Electric
- Water Conditioner is Owned
- Three 100 Gallon Propane tanks rented from Arundel Gas
- Annapolis Roads is a special tax assessment district with a fee of \$986.38 included in the real estate tax bill. Amenities include: Community beach on the Bay, playground, boat ramp, small-boat storage for kayaks and canoes and an active moms club.
- Community Website: www.annapolisroads.net
- Front Foot Assessment of \$191.99 per year
- Claibourne Road is a private road maintained by the community

Property Address:
2691 Claibourne Rd
Annapolis, MD 21403



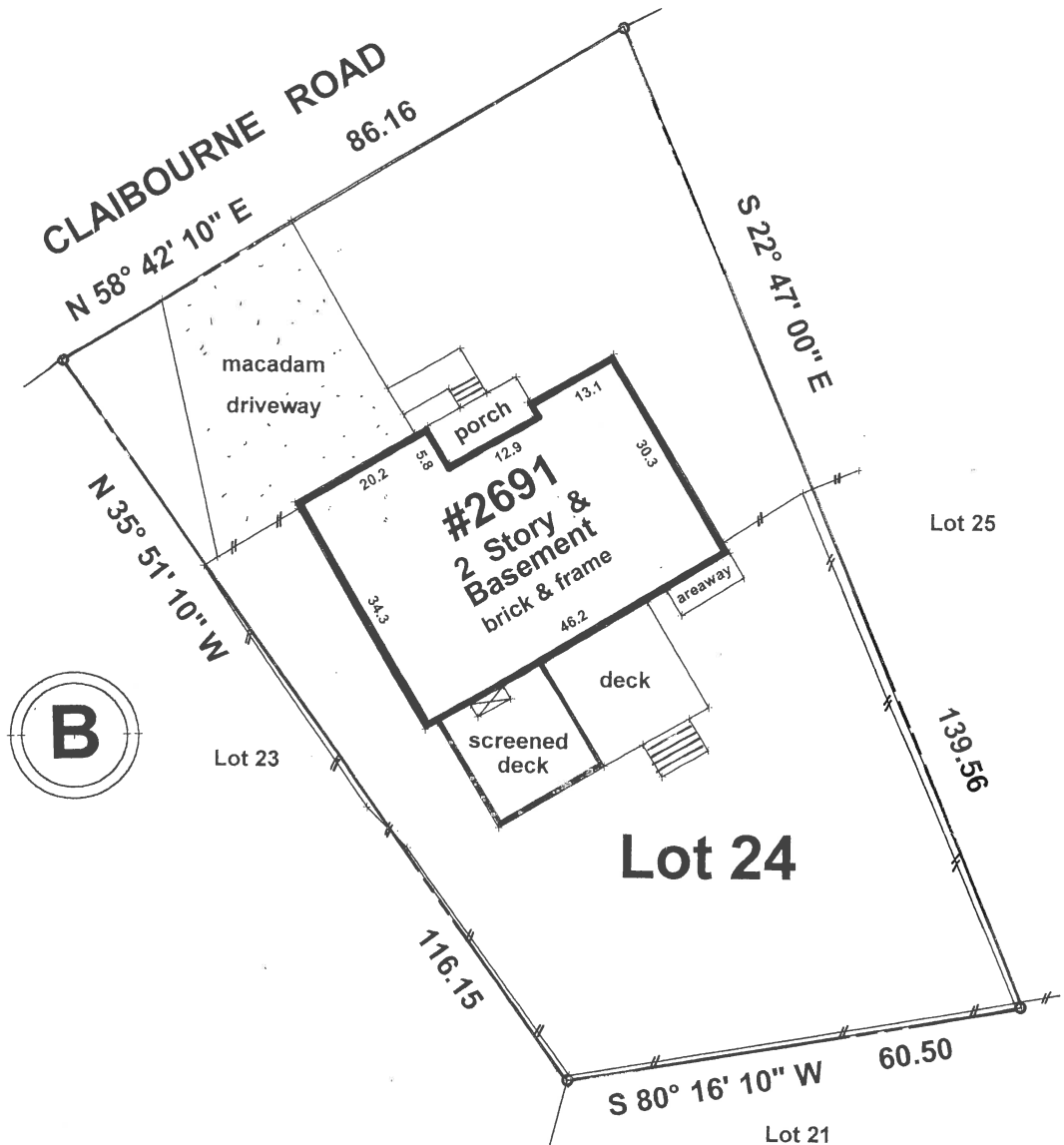
Property Address:
2691 Claibourne Rd
Annapolis, MD 21403





LANDTECH ASSOCIATES, INC.

10260 OLD COLUMBIA ROAD SUITE J
COLUMBIA, MARYLAND 21046-1721
PHONE: 410-290-8099 TOLL FREE: 888-290-1920
FAX: 410-290-8299 TOLL FREE 888-290-1922



Location Survey of:	LOT: 24	BLOCK: "B"
#2691 Claibourne Road	PLAT BK: 23	PLAT#: 23
Annapolis Roads	DATE: 8-27-07	SCALE: 1"=20'
Anne Arundel Co., MD	CASE NUMBER:	7603-07
	FILE NUMBER:	LT-2072549



NOTES:

1. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
5. Property subject to any/all rights-of-way, easements, and/or covenants of record and/or imposed by law.
6. This plat is not to be used for the issuance of permits.
7. No title report furnished.

CERTIFICATION : I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Graden A. Rogers
GRADEN A. ROGERS - M.D. PROP. L.S. LIC. NO. 119