

# HOMewood



214 S. Cherry Grove Avenue | Annapolis, Maryland 21401

One of the loveliest homes on one of the loveliest avenues in Annapolis, this charming, traditional, two-story home features fine millwork throughout, hardwood floors, a compact but efficient award-winning kitchen, an updated master bathroom with solar tube and radiant floor, convenient laundry chutes, upgraded heating and cooling systems, a newly remodeled industrial basement, a restored second-story full bath, and an original cedar closet. Part of the Homewood Neighborhood, 214 South Cherry Grove Avenue provides easy walkability to the West Street Library, Navy-Marine Corps Stadium, and restaurants and shops in downtown Annapolis.

*Offered At: \$599,500*



## Georgie Berkinshaw

[GBerkinshaw.com](http://GBerkinshaw.com) | [GBerkinshaw@CBMove.com](mailto:GBerkinshaw@CBMove.com) | C: 443.994.4456

Coldwell Banker Residential Brokerage | 4 Church Circle | Annapolis, MD | O: 410.263.8686

Operated by a Subsidiary of NRT LLC

214 South Cherry Grove  
Annapolis MD 21401

RECENT HOME IMPROVEMENTS

- Anderson Renewal replacement windows throughout 1<sup>st</sup> & 2<sup>nd</sup> floors
- New basement windows with screens
- New fiberglass French doors accesses deck from master bedroom
- New steel back door to garage
- New front and side storm doors
- New garage door with light sensitive flood light
- Renovated master bathroom with radiant floor, frameless glass shower with rain head, solar tube & radiant flooring, granite shower seat, ceramic tiled shower & floor
- Restored 2<sup>nd</sup> floor bathroom with integrated bath and shower fixtures
- New high efficiency boiler/hot water heater
- Basement weatherization
- Firewall and door in attached garage
- New Berber carpet at back of 1<sup>st</sup> floor
- Recent interior and exterior paint
- Stainless steel kitchen appliances
- Encapsulated sump pump in additional crawl space
- New Brick and Stone driveway

HOME FEATURES

EXTERIOR

- Fully fenced side and back yards
- Wood & brick siding
- Slate roof & asphalt shingles
- Beautiful, lush plantings, flowers, and fruit trees
- Cedar garden shed, shrubberies, and slate walkway
- Rose bushes along front fence
- Mature trees line the back of deep, private lot
- Wrap around deck with pergolas
- Extensive, beautiful landscaping in front, side, and back yards, including newly installed rain garden
- Brick and stone driveway lead to 1 car garage
- Brick steps and wood hand railing lead to original, charming colonial front door with letter slot and antique door lanterns

- New garage door, exterior photosensitive light, outlet for Electric Vehicle Charging Station

#### ENTRANCE

- Charming Foyer with ceramic tile, coat closet, and half bath
- Half bath features storage cabinets, ceiling light fixture, and pedestal sink

#### FORMAL LIVING ROOM AND DINING ROOM

- Original millwork framing leads to formal living room featuring hardwood floors, wood burning fireplace with hearth, windows with original window framing, and French doors that lead to family room
- Formal Dining room features hardwood floors, 2 corner built-in curio/china cabinets, 4 windows with framing, and a hanging light fixture.

#### KITCHEN

- Kitchen features Corian countertops, stained cherry wood cabinets, custom designed tile backsplash, and granite countertop accents, and stainless-steel appliances
- GE Profile gas stove top
- BROAN hood, Profile oven and dishwasher brand new 2018
- GE Profile Convection Oven/Microwave
- Kenmore Refrigerator/freezer with ice maker & water/ice dispenser
- Recessed lighting
- Ceramic tile flooring
- Kitchen greenhouse window
- Two separate sinks and prep areas
- Pantry closet with built in shelves

#### FAMILY ROOM

- Wall to wall carpet, wood paneled walls, 6 windows, custom shades, ceiling fan, and access door that leads to back deck
- Entertainment center conveys
- Cathedral ceiling with ceiling fan & Palladian window at rear of family room
- Original French doors sit between living room and family room

#### MASTER BEDROOM

- 1<sup>ST</sup> Floor master suite features wall to wall carpet, ceiling fan, French doors installed in 2017 that lead to back deck, 2 windows, attached walk in closet with pocket door & master bath
- Master bath includes tile flooring with radiant heat, granite countertop vanity, modern light fixture, glass shelving for storage, ceramic walk in tile shower with solar tube, GROHE shower rain head and frameless glass door.

## SECOND LEVEL

- Original wood hand rail and bannister lead to second level, hardwood floors throughout upper level
- Original doors with glass knobs, charming window frames
- 2<sup>nd</sup> bedroom features 2 closets, light fixture, 2 windows, framed doorways
- 3<sup>rd</sup> bedroom features hardwood floors, 2 windows, light fixture, and single closet
- 4<sup>th</sup> Bedroom features hardwood floors, 2 windows, door framing, custom blinds
- Hall linen closet and deep cedar closet
- Full Hall Bath renovated to its original character featuring tile floors, original sink with updated knobs and faucet, two modern light fixtures, window, shower/tub combo, GROHE rain shower head
- 3 Level Laundry Shoot from upper level to basement laundry room

## LOWER LEVEL

- Family/recreation room
- Separate Laundry room with Kenmore washer & Profile dryer, double basin cement utility sink
- Original basket that nestles below laundry chute in spacious laundry room
- Rough-in for half bath
- New hand railing on stairway

## GARAGE & MUDROOM

- 1 car attached garage with new interior & exterior doors
- Original windows and built-in storage shelf in garage
- Interior mudroom has tile flooring, storage cabinet, access to garage & back yard

## UTILITIES & SYSTEMS

- Central air conditioning throughout original house
- High efficiency WEIL-McLAIN Hydronic furnace and hot water heater
- Master bedroom & family room zoned Mitsubishi ac units
- Public water and sewer
- Gas stove top
- Access Only Attic
- Basement waterproofing by Pastrana
- Termite treatment

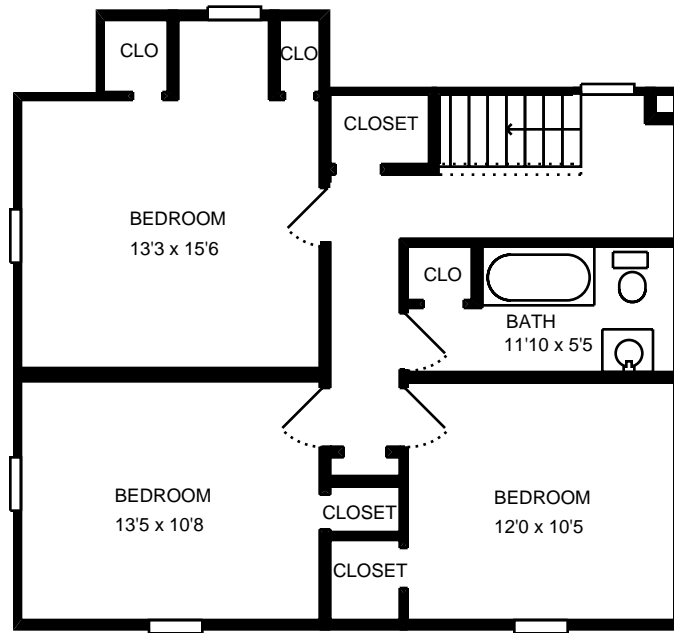
## Comments about the Kitchen

Although small, the kitchen is quite efficient, and we have used it to prepare food for both small and large gatherings of people. We have enjoyed the following features:

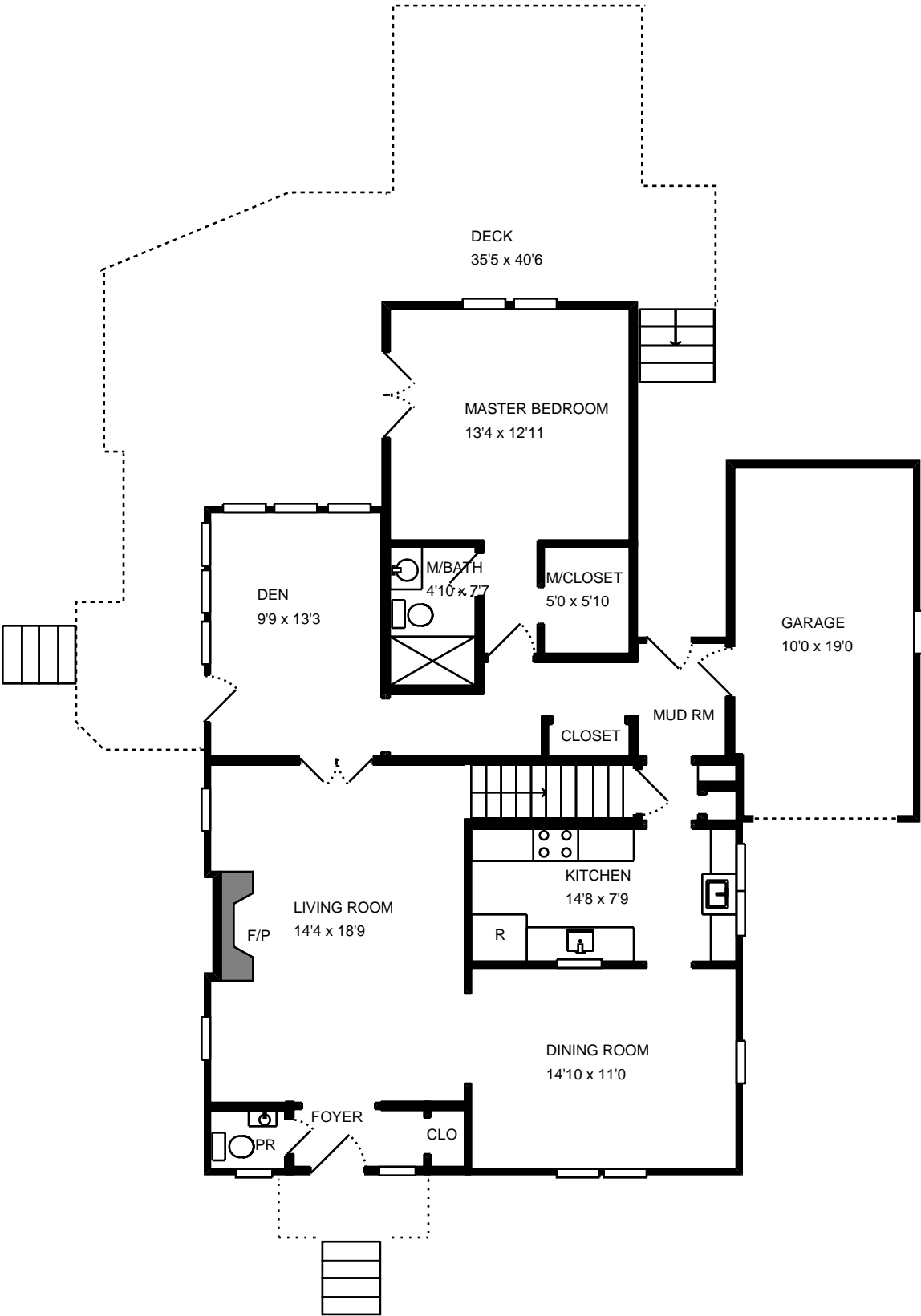
1. Two work stations, each with its own sink;
2. Easy access to the backyard through the mudroom to serve guests out of doors;
3. Easy communications and transfer of food/dishes through the pass-through;
4. Pass through provides more natural light into the kitchen and an of the front yard when prepping at the larger sink;
5. Stainless steel appliances, with the microwave, oven, and dishwasher purchased in 2018.

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