

SPA CREEK WATERFRONT

1 Shipwright Harbor
Annapolis, MD 21401



Absolutely stunning personal waterfront residence of 2 architects. Located on a sought after private street in the Historic District with 2 deepwater piers & great views of Spa Creek, this home was thoughtfully designed and built with the finest materials and incredible attention to detail. Light filled rooms and large windows overlooking the water, three master suites, cook's kitchen and 3 wood burning fireplaces fitted for gas. Exquisite hardscape, landscaping and ample parking.

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1 SHIPWRIGHT HARBOR
ANNAPOLIS, MD 21401

Complete renovation: July 2011

WATERFRONT

- 65 ft of bulkheaded waterfront on Spa Creek
- 6 ft MLW
- Two new piers with copper piling caps, water and electrical - 44' (with standoffs) and 55' which can accommodate a 45 ft boat with 16 ft berth
- No anchorage

EXTERIOR

- Contemporary French Villa
- Authentic stucco
- Aluminum thermal pane true French casement windows by Weathershield
- Mahogany Sills
- Blue stone patios and front landing
- Ipe Upper balcony

- Custom Iron Railings
- Custom copper standing seam lower roofs
- Copper guttering and copper scuppers
- Custom copper exterior lights by Charleston Gas Light Co.
- In ground irrigation
- Site lighting
- Landscape design by Campion Rhuby Landscape Architects
- Pea gravel parking with structural geoblock underneath to protect trees
- Custom cedar rear fence and front climbing raised walled garden

- Garden Shed with built-in in shelves
- Workshop with reclaimed brick floor, skylight, workbench, and cabinets
- Outdoor storage closet
- Charcoal Green Egg grill conveys

INTERIOR

- Wide plant limed white oak wood floors
- 9 ft 4 inch ceilings
- 8 ft doors with ½ inch thickness feature custom bolection moulding, unlacquered brass Baldwin hardware and Von Morris hinges
- Concealed return grills
- Wine cupboard and additional storage cabinet under stairs on main level

Foyer

- Antique French Limestone
- Split stairwell
- Custom Brass and gun metal iron railing with polished brass handrail.
- Niermann Weeks chandelier Chrystal and hand painted iron

Powder Room

- Custom Walnut burl Vanity by Tribble
- Yellow Onyx Countertop
- Fully mirrored wall.
- Sun burst brass fixture by Willamette

Dining room

- Custom plaster fireplace molding
- Gas logs in wood burning fireplace
- Black Absolute granite surround and hearth
- Custom Bookcases flank each side

Cooks Kitchen

- Custom raised panel cabinets by Sterling Custom Cabinetry. Solid Maple dovetails interiors, Curved corner details.
- 48” dual fuel Wolf range with 1600 CFS Vent a Hood exhaust fan, grill and griddle
- Custom rusticated mantel breast
- Fully integrated Sub Zero Refrigerator with two drawers
- Meile Dishwasher
- Two Freezer drawers with ice maker
- Integrated microwave
- Honed Damby white Marble Countertops with 2” built up edge detail
- Backsplash Damby white Marble slab
- Fully integrated wood panel front pantry

Living Room

- Custom mantel with integrated TV
- Gas logs in wood burning fireplace
- Absolute Black Granite hearth

First Floor Master

- Walk in closet
- Bath
- French oak custom vanity by Tribble with polished Calcutta gold marble countertop
- Custom Silver Framed Mirror
- Antique mirror silver leaf Niermann Weeks sconces
- French limestone floor and shower

Master Bedroom Left Wing

- Vaulted 18 foot ceiling
- Niermann Weeks ebony lantern
- Bed nook with built-in bookshelves
- Study nook with built-in bookshelves
- Wired for television

Master Left Wing Bath

- Fairchild Yew Wood Vanity
- Calcutta gold polished marble top
- Wilmette Sutton sconces
- French limestone floors and shower

Master Bedroom Waterside

- 18' vaulted ceiling
- Niermann Weeks lantern
- Water view balcony

Fireplace:

- Cultured limestone mantle
- Log set in wood burning fireplace with screen
- Absolute black hearth and hand molded plaster surround with rusticated wood

Dressing room

- Custom lighted cabinetry with custom wise antique brass grilled doors with thin brass mesh
- Island with White onyx countertop
- Closet masters built-in ironing board and hamper
- Laundry

- Full size washer and dryer by Maytag
- Concealed suite case storage

Master Waterside Bath

- Tribble custom Walnut vanity
- White Onyx countertops
- Perrin and Rowe polished nickel fixtures
- Slipper tub
- French limestone floors and shower
- Niermann Weeks antique mirror sconces

UTILITIES

- Fully sprinkled interior
- Served by two high efficiency Gas fired heat pumps first floor and second floor
- Insulation meets energy standards
- Sound system with waterside speakers in Kitchen and patio
- 100 gallon tankless Electric water heater
- 400 amp electric service
- Pull-down attic stairs with floored storage

House located in AE Flood Zone - Built 1 ft 9 inches above 100 year flood elevation
USAA Flood Insurance Policy = \$475/year through August 7, 2017

Right of way agreement with 6 neighbors