

FISHING CREEK FARM



3427 Hidden River View Rd. | Annapolis, Maryland 21403

Elegant custom build home boasts airy, open floor plan and white oak floors. Gracious front porch overlooks lushly landscaped lot. 2016 renovation of gourmand's eat-in kitchen flows seamlessly into the cathedral ceilinged family room, featuring 1800's reclaimed oak beams. Stunning updates to master and guest bathrooms. Lower level guest suite, recreation room, and wine cellar. Ideal for modern lifestyles and entertaining. Backs to community owned open space; use of marina, tennis courts, and beach.



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Operated by a Subsidiary of NRT LLC

Fishing Creek Farm

3427 Hidden River View Road
Annapolis, Maryland 21403

HOUSE DETAILS

- Custom built home built in 1993 by current owners designed by architect, Jeff Halpern with attention to detail, well constructed, maintained & recently renovated
- Most rooms provide light from 2 to 3 directions
- House is sited for morning light in the kitchen & sunsets over Cherry Tree Cove on the front porch
- Backs to 5 acres of Community Open Space owned by Fishing Creek Farm.

EXTERIOR/GROUNDS

- Thoughtfully landscaped, private .589 Acre lot with perennials, raised beds, hedges & specimen trees that include Japanese Maples, October Glory maple, Japanese Katsura, crepe myrtles, evergreen viburnum, Yoshino Cherrys, boxwood, dogwood & cherry laurels
- Exterior lighting & full Irrigation for lawn and garden
- Property extends to rear fence
- 35 year architectural grade roof
- Exterior painted in Summer, 2017
- Cypress, brick & Cedar shingle exterior
- True divided light windows
- Large front porch and rear brick patio for entertaining

INTERIOR FIRST FLOOR

- Spacious front hall with 9'4" ceiling height
- White Oak floors refinished in 2016
- First floor painted in 2016
- 4 hall closets
- Solid wood doors
- Working window seats in Living Room & front hall.
- Rough-in for Future Fireplace in Living Room
- Wood blinds, recessed lighting
- Niermann Weeks chandelier in Dining Room, custom light fixtures & recessed lighting
- Powder Room renovated with new custom vanity, sink, faucets & sconces, 2017

KITCHEN/FAMILY ROOM RENOVATION

- Completed January, 2016
- Designed by Architect, Jeff Halpern & built by Richard Hammond

- New white oak floor installed in kitchen & family room
- New custom Signature cabinets with Hardware by Schaub
- Custom made Bespoke walnut kitchen island with Vermont Danby marble top
- Designer chandelier by Rose Tarlow in LA in Family Room
- Nierman Weeks chandelier in breakfast room
- New high efficiency LED lighting throughout
- Lagos Azul Caesarstone countertops, Calacatta marble tile backsplash
- Reclaimed oak beams, old growth heartwood from 1800's warehouse in PA were custom finished by Iatesta furniture finisher
- Plank ceiling with new R-21 insulation
- Wolf 6-Burner Dual Fuel Range with custom Range Hood
- SubZero Full Refrigerator, with 2 separate SubZero Freezer Drawers
- Double Stainless custom sinks & faucets
- KitchenAid dishwasher
- Kitchen Aid Disposal
- Bar sink with Reverse Osmosis water system

SECOND FLOOR

- Custom designed staircase and newel posts
- 9 FT ceilings
- Painted 2017
- Dramatic 2 story sunroom with recessed lighting, ceiling fan and sunset views of Cherry Tree Cove
- Master Suite with 2 walk-in closets, cathedral ceiling, porcelain tile floors, Emperor marble counters, recessed lighting, ceiling fan, working window seats & rough-in for future fireplace
- Master bath renovation, soaking tub renovated in 2018
- 2nd Floor Laundry Room with sink and ample storage closets
- Three Additional Bedrooms with high ceilings, window seats, walk in lighted closets, ceiling fans
- Hall bath with double sinks & tub/shower. Floor & tub (renovated in 2018)
- Spacious attic with pull down staircase & attic fan

LOWER LEVEL

- 8 foot ceiling
- Private separate entrance to Lower Level from interior & exterior
- Guest Bedroom with full windows and closet
- Recreation Room with recessed lighting
- Full bath with shower
- Closet under stairway
- Temperature controlled Wine Cellar

- Oversized 2 car garage with entrance to utility room
- Freezer

UTILITIES

- Security System
- 400 Amp Electric
- Wired for future Generator
- Whole House humidifier
- High efficiency Propane hot water heater installed in 2017
- Dual Tank on demand water conditioner installed in 2017
- 2 zone heat pumps
- Grunfos Well Pump
- New High Efficiency propane furnace installed in 2018
- Propane tank owned
- Propane hookup for outdoor grill
- Public Sewer- Front Foot Assessment has been paid in full

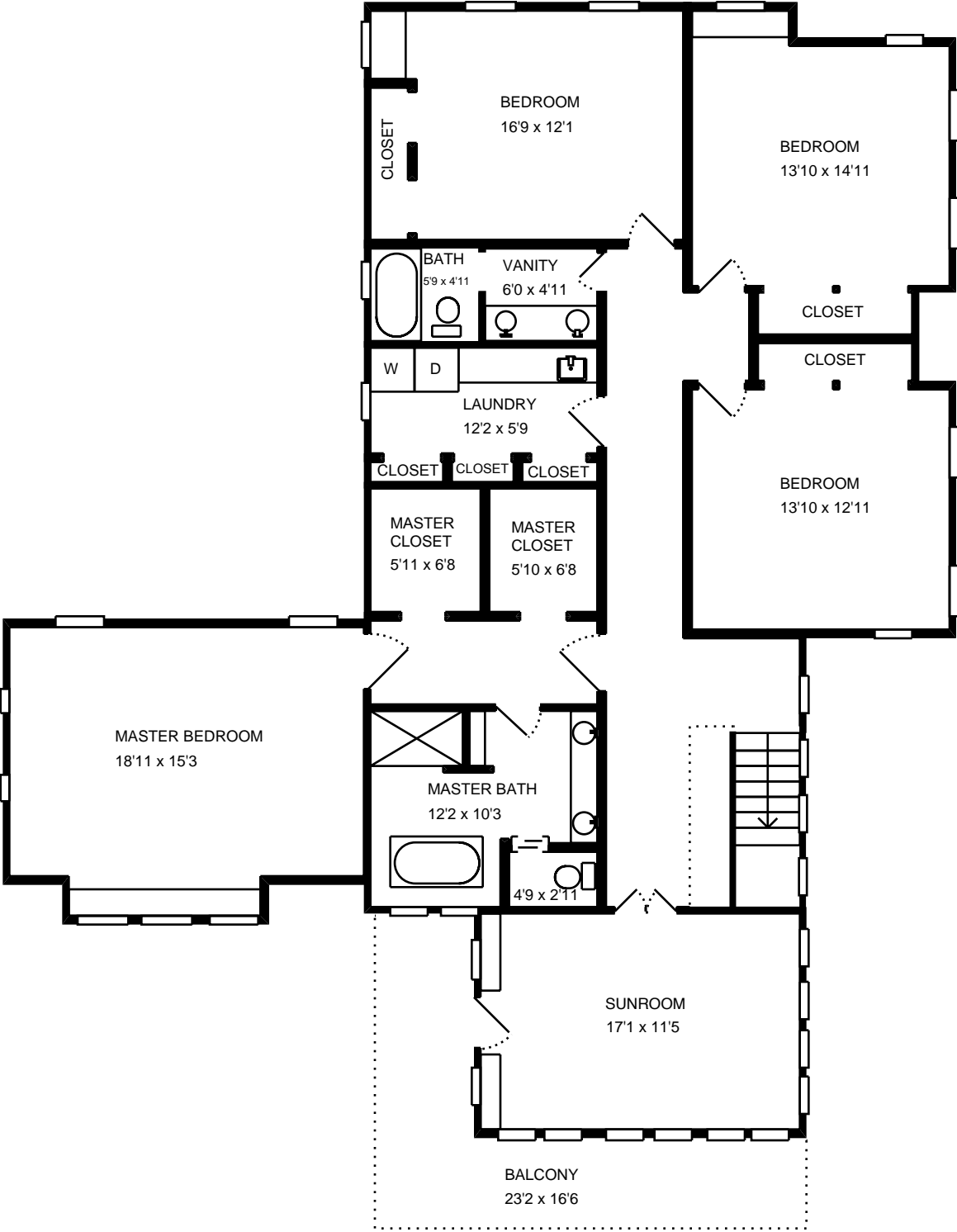
FISHING CREEK FARM COMMUNITY

- HOA dues are \$1365/year
- Community Pool, Tennis Courts, Beach, Boat Ramp, Club House with Party Room, Walking Paths, Pier, Dingy Racks
- Front Foot has been paid off
- Access to Community Website & Official Resale Documents: FishingCreekFarm.org
- Wallace Management Company: Contact Information
PO Box 3490, Annapolis MD 21403. Phone: (410) 268-0336
www.wallacehoamgmt.com
Mary Wallace, President (Email: Walla70@comcast.net)

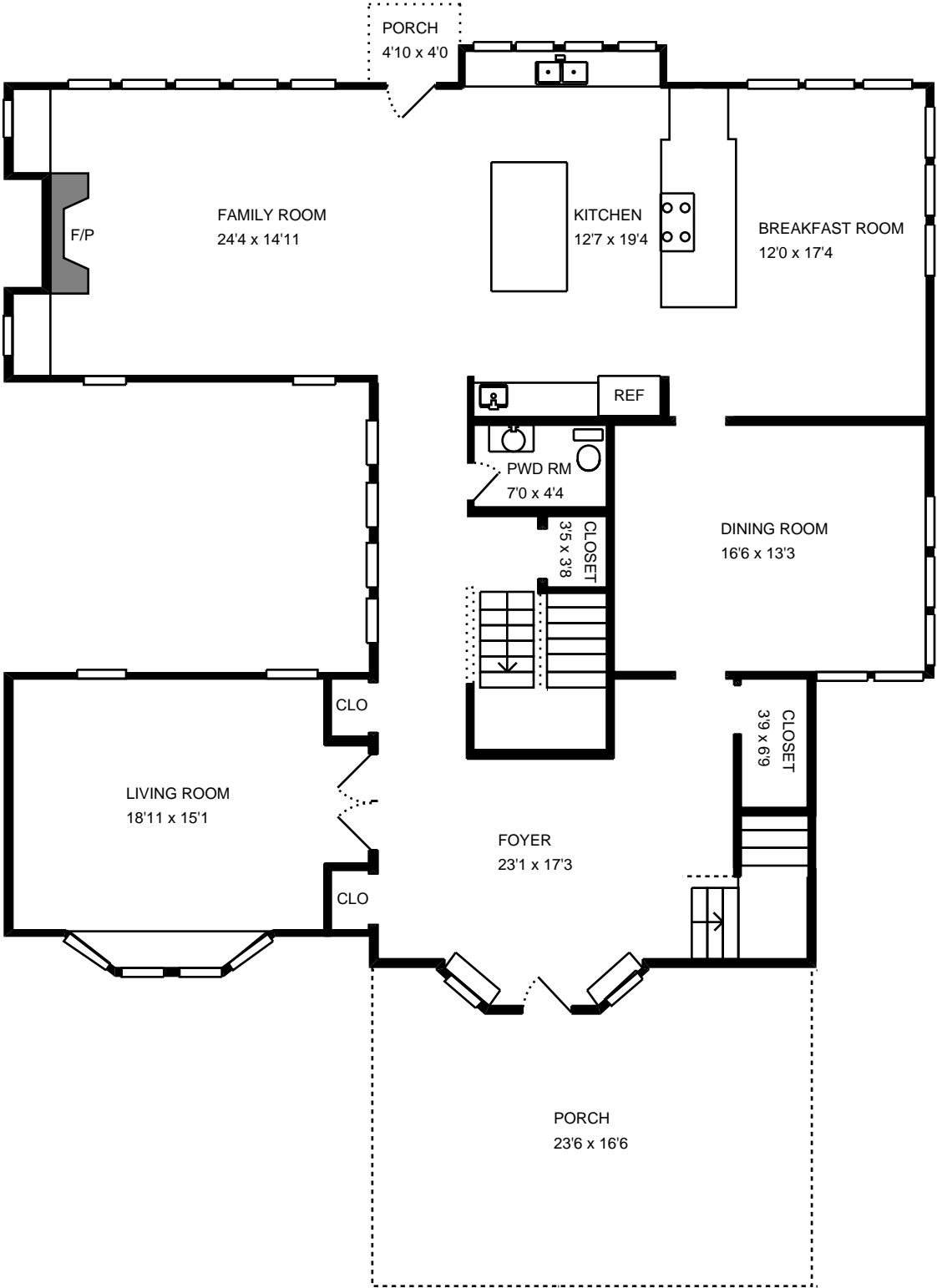
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Road	
Recent improvements	Cost
Hammond renovation	230,000
Design/Construction mgmt	20,000
Chandelier, lighting	12,000
Appliances	24,000
Kitchen cabinets	60,000
Atlas Tile - marble, caesarstone	16,000
Eastern Woodworks (table)	20,000
Hood/sinks	15,000
Cabinet Knobs	3,000
High Efficiency Furnace, new coil	7,000
Upgrade two bathrooms	40,000
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