

# MAIDSTONE FARM

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## Chesapeake Bay Waterfront



2045 Maidstone Farm Road | Annapolis, MD 21409



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2045 MAIDSTONE FARM ROAD  
ANNAPOLIS MD 21409

WATERFRONT & GROUNDS

- Elegant and livable Nantucket Revival family home located directly on the Chesapeake Bay & privately sited on 6.42 private acres
- Approximately 350 ft. of sandy beach & water frontage with fire circle and tree stump seats for beachside campfires; crafted and maintained by Sean William and Associates
- Shallow waist-deep 200-footfetch of sandy-bottom entrance to Chesapeake Bay, perfect for advanced water sport enthusiasts or for learning windsurfing, kiteboarding, kayaking, and paddle boarding
- Southern exposure with dramatic sunsets & views of the Bay Bridge & Thomas Point Light House.
- Fresh water shallow pond abundant with fish and wildlife; splits property line and provides for magical winter ice-skating, hockey, or sail-skating
- Frequent sightings of bald eagles, blue and green herons, osprey, migratory birds, and all manner of water fowl
- Deeded deep water slip conveys at community pier with 6 ft. MLW, boat lift, water, electric & lights
- In-ground saltwater pool with bluestone coping and temperature-friendly aggregate rock patio, glorious abutting photo/cutting garden with stone walkway up to and over bubbling rock waterscape with waterfall and 5' hand-honed bluestone slide, 9' deep swim hole, hot tub, and spectacular iridescent mosaic designs of rockfish, frogs, and terrapins
- "Aqualink" for mobile device control for lights, systems & temperature, slide & waterfall for Indoor & Outdoor pools and hot tubs.
- Tennis court built to US Open specifications with 7 layered surface & lights for evening play with built-in hitting wall.
- Remarkable sports and activity facility including: 110' traverse/rock climbing wall, 105' zip line, 18-hole Frisbee/disc golf course to complement indoor pool and racquetball court, and large full ceiling quick-access storage area beneath garage for water sports equipment including sails, kayaks, and pedal or paddle board(s).
- Wrap-around rear bluestone porch with draw-down screens and classic white bead-board ceiling and built-in speakers with fabulous outdoor patio entertaining areas overlooking Bay, pool, and tennis court including swinging chairs for lounging or spectator seating opportunities for tennis and racquetball courts
- Oversized 2-car attached garage plus oversized detached 2 car garage & golf cart garage
- Winding asphalt driveway culminating in circular courtyard waterscape with ample parking
- Extensive professional landscaping and flowerbeds, grasses, and ornamental/specimen trees by Earth Design (see: Vin 909 gardens)
- Martha's Vineyard inspired wood shingle siding
- Oversized copper gutters and downspouts
- Original Buckingham Slate roof on whole house & detached garage. Maintained by Jacks roofing annually
- Lightning protection rods
- Outdoor hot/cold garden shower for rinsing sports equipment and humans

*All information is deemed reliable, but is not guaranteed.*

- Outdoor cold water drinking fountain by tennis court

## MAIN LEVEL

- Custom built home designed by Vincent Greene Architects and built by Pyramid Builders
- 10 ft. ceilings & quarter-sawn white oak floors with stunning Traffic finish installed and maintained by Floors and Beyond
- Gracious entrance hall with Weeks designed light fixtures
- Dramatic signature 3-story stairway with custom handmade wood railing & 'Armillary' ancient navigational custom-designed chandelier (Susan Saladin)
- Formal Dining Room featuring Weeks light fixtures, overlooking pond and bluestone patio for formal entertaining or for a breeze-protected evening firepit for roasting marshmallows.
- Living Room with vaulted wood beam arched ceiling, wood burning fireplace, custom stone surround, mantel, white oak floors, recessed lighting, and built-in bookshelves and cabinetry
- Family room with wood burning fireplace and Dover sliding doors featuring 27' of glass and 18' (350 sf) of opening to screened-in porch for 3-seasons of large gathering opportunities and built-in TV and entertainment component cabinets
- Private children's homework station/study with built-in cabinets & storage with pocket door
- Separate Laundry Room with Elevator-ready laundry baskets, laundry shoot, white tile floors, double laundry sink & Corian Countertop
- Half Bath off kitchen with bead board, vanity & sink
- Separate fire wood storage at each fireplace
- Whole house wired for audio
- Elevator access to all levels
- Custom made Marvin windows
- Built-in Speakers throughout (except childrens' bedrooms)
- Recessed lighting throughout entire house
- Submarine portal window looking down into racquetball court from main level

## KITCHEN

- Gourmet Eat-In Kitchen and gathering area with Jurassic-period limestone countertops (trilobite fossils included), custom quality cabinetry, large island/breakfast bar and/or homework counter, recessed lighting, Tumbled limestone floors & Weeks light fixtures
- Kitchen features Wolf double wall convection ovens, Thermador professional 6 burner stove with grill top & GE overhead vent, Thermador warming drawer, Bosch refrigerator with freezer drawer & water dispenser, Bosch dishwasher, Fisher Paykel second dishwasher, Scotsman icemaker, and reverse osmosis drinking faucet
- Walk-in pantry with second refrigerator & freezer
- Breakfast area with bay window offering panoramic views of pond, photo garden, outdoor pool, and Chesapeake Bay

## GUEST SUITE

- Guest suite features private entry way, sitting room, and sound secluded bedroom that opens to a bluestone patio & the water
- Full bath with shower, vanity & two sinks

## SECOND LEVEL

- Loft provides for space for exercise equipment or yoga room, arts/crafts or carpeted wrapping and sewing room; great windows for morning light over intimate pond view
- 3 large double-door linen / storage closets
- White Oak floors throughout hallways
- Recessed lighting & custom designed light fixtures
- Cedar closet
- Upstairs laundry room and washing sink
- 5 Bedrooms & 4 Full Baths

## MASTER BEDROOM

- Master Bedroom Suite with white oak floors, dual entry walk-in closet with pocket door, water views, and 12 ft. octagon ceilings, cove lighting, with expansive floor to ceiling views and walkout door to back deck overlooking pool, pond, and Chesapeake Bay
- Master Bath features large tub and steam shower, double vanities, recessed lighting, tile floors, & built-in storage

## BEDROOMS

- First & Second bedrooms each open to porch with water views, new carpet, closet, ceiling fan & share full bath with mosaic wall mirror, Jack and Jill dual entry, one walk in shower, one shower /tub combo
- Third Bedroom features new carpet, walk out door to deck, ceiling fan, closet, full bath with sink, shower/tub combo, and mosaic wall mirror, tile flooring
- Fourth Bedroom features hardwood floor, overlooks tennis court, has walk-in closet, & full bath, large window seat with cushion, ceiling fan, & large double skylight that opens with screens and water view. Full Bath features custom painted tile, mosaic mirror, closet, walk in shower with tub, charming wall light fixtures
- Bedroom level features additional laundry room, Whirlpool duet with utility sink, and overhead lighting & Cedar closet

## THIRD LEVEL

- Private Upper Level Office with dramatic unsurpassed water views, three walls of windows, 10-12 ft. ceilings, hardwood floors, built in desk & serviced by elevator
- Private tiled bathroom with oval window and black fixtures



## LOWER LEVEL

- 9 ft. Ceilings
- Rec room with adjacent tiled eating area, dance floor, and/or racquetball spectator seating
- Indoor resistance flume system pool has 5.5 feet water depth and window into adjacent racquetball court and wall of windows to tennis court offering afternoon sun exposure and walk-out access to outdoor shower and Chesapeake Bay
- Indoor jetted hot tub with seating
- Pool room storage closet for swim toys and equipment
- Desert Aire 2018 temperature and humidity control
- Regulation sized racquetball court has radiant heating and independent temperature zone with audio speakers compatible for wallyball, badminton, handball, field hockey, mini-soccer, lacrosse & basketball activities
- Weight and exercise machine room
- Mini kitchen with refrigerator, microwave, & sink
- Full Bath with shower, vanity, sink, closet & light fixture
- Large sports closet adjacent racquetball court
- Large additional sports area closet next to bathroom -- sized for sauna
- Large unfinished space wired for home theatre
- Full basement throughout remainder of house for storage or play

## SYSTEMS

- Two boilers for central heating, 7 zones
- Domestic hot water boilers backed up by 3 hot water heaters and constant circulation pump for instant hot throughout house
- Bay Heating & Cooling services systems (3 scheduled visits per year)
- Two 1000-gallon propane tanks. Owned by sellers & serviced by Suburban Propane
- 85kw whole house generator with automatic transfer switch upon power outage (runs weekly for self-service and annual preventative maintenance by Cummins Power Systems)
- Indoor & outdoor Jacuzzi heated with Propane/Gas
- Constant-Pressure well pump
- Commercial grade irrigation system by Hunter
- Outdoor saltwater pool is propane heated through air handler
- State-of-the-art Desert Aire for indoor pool (installed 2017)
- Pool and sump pump "Waterbug" overflow alerts
- Central Vacuum cleaned & serviced in 2018
- Water treatment systems installed and maintained by Performance Water Systems: One for irrigation & One commercial system has 2 UV lighting
- Crestron system for audio, security system & CCTV cameras, and with capacity for full house lighting, irrigation, and HVAC management
- Delaware Elevator services 4-level elevator with dual entry door. Annual service
- Septic has been serviced within the year by Miller's Septic Services

## COMMUNITY

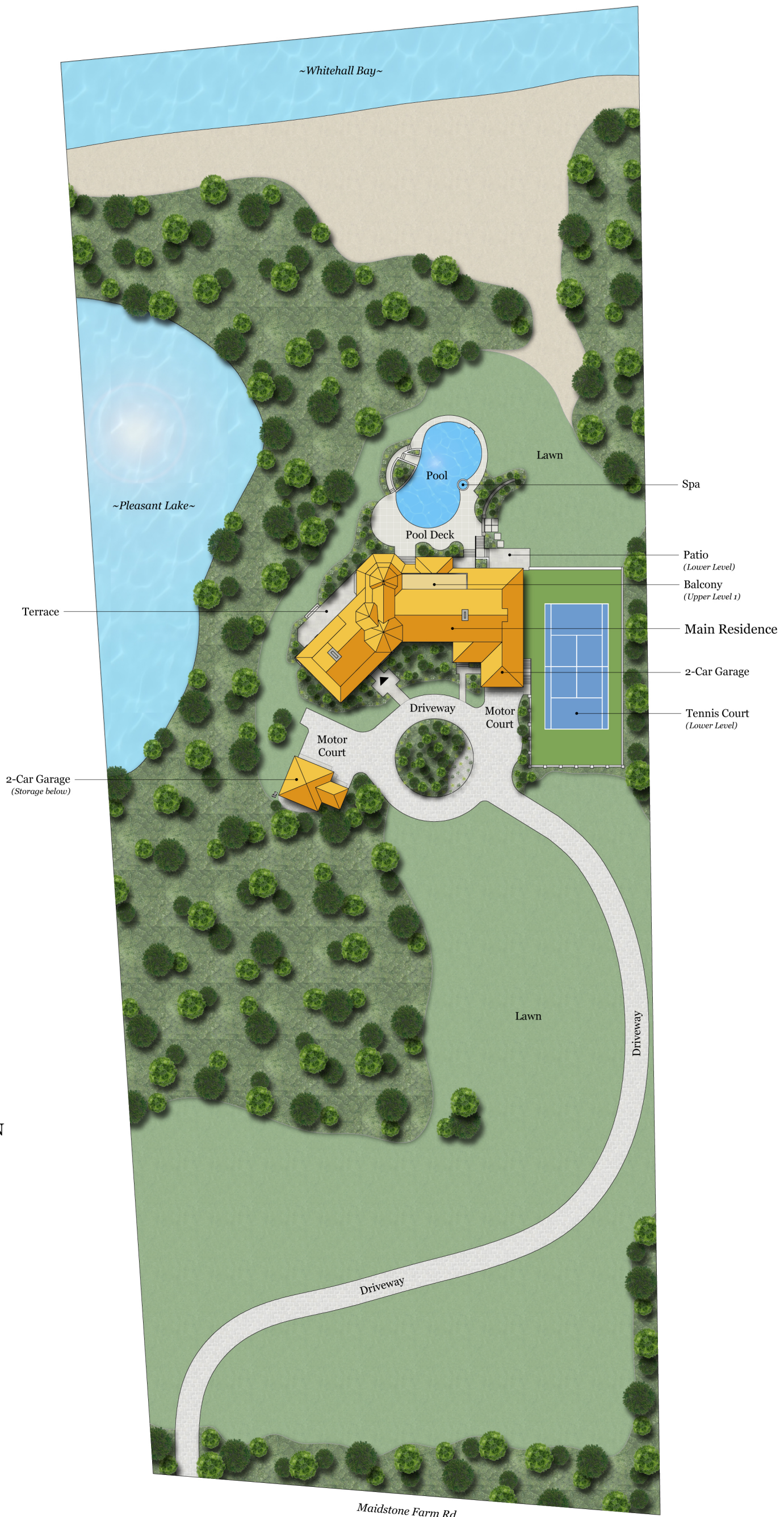
- Homeowners Association Fee: \$3,000 Per Year maintains community marina, piers & gravel road to marina.
- Pier has water and electric/5 Slips for 5 Homes
- Each property has designated slip.
- Subject property utilizes the end slip that has its own lift with MLW of 6 feet with space for jet ski lift or impromptu tie-ups
- Community stabilizing shoreline & fragmentation is ongoing through HOA
- Mailbox at the end of driveway.
- Private service for door-side trash removal for \$180/month or taken to Street for County public trash removal (fee included in property tax)

## UPDATES WITHIN LAST 5 YEARS

- Wolf Kitchen ovens
- Kitchen Refrigerator
- Ice maker, Scottsman
- Marvin Windows and Screens
- Recently serviced and/or replaced Garage doors
- Carpet in second level bedrooms, loft and main level guest wing
- Constant pressure well pump

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## SITE PLAN







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Partial Lot Shown

## Estimated Total Finished Square Footage: 12,075 SQ FT

Above-Grade: 8,720 SQ FT Below-Grade: 3,355 SQ FT  
 Plus 850 SQ FT Detached 2-Car Garage  
 Plus 725 SQ FT Storage below Detached garage  
 Plus 880 SQ FT 2-Car Garage on Main Level  
 Plus 60 SQ FT Storage on Upper Level 1  
 Plus 215 SQ FT Playroom on Upper Level 1 (low ceiling)  
 Plus 435 SQ FT Storage/Mech Room on Upper Level 2  
 Plus 3,960 SQ FT Storage/Mech Room on Lower Level  
 Calculated per ANSI Standard Z765-2003.

\*Estimated Total Finished & Unfinished Square Footage: 19,200 SQ FT







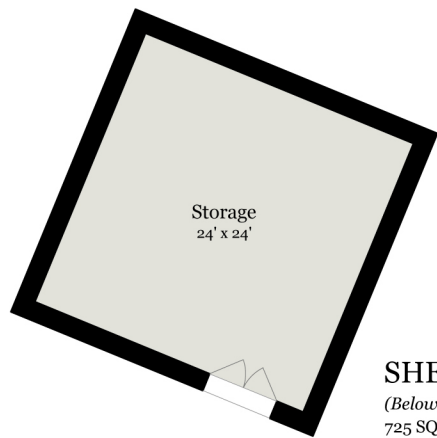
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## LOWER LEVEL

3,355 SQ FT - Finished  
3,960 SQ FT - Unfinished



**SHED**  
(Below Detached Garage)  
725 SQ FT



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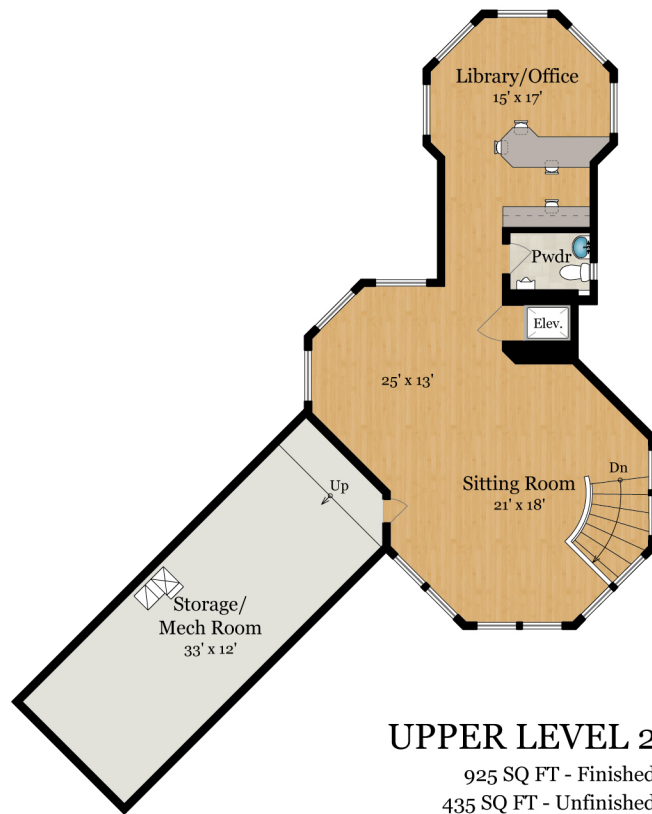


**UPPER LEVEL 1**  
3,460 SQ FT



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## UPPER LEVEL 2

925 SQ FT - Finished  
435 SQ FT - Unfinished