

23 Murray Hill Circle • Baltimore, MD 21212

IN TOWN

HOUSE

Built 1953, gabled slate roof, CBS & brick construction

MAJOR RENOVATION new windows & storm windows, roof, insulation, and upper floor addition

MAJOR UPGRADES kitchen, hardwood floors refinished throughout house, new interior hardwood doors with Baldwin hardware

GROUND/BASEMENT FLOOR

- Furnace/HVAC with 3" inline filter: approx. 2012
- Humidifier: Aprilaire, programable, 2018
- Miele washer and gas dryer: approx. 2015
- Commode: original period 1952
- Original vintage rec room with hardwood walls and shelving with internet access
- Under staircase storage/closet

GARAGE

- 2.5 car garage parking
- Commercial grade epoxy floor 2023 (1 year warranty), 2023 Chamberlain B4505T programable garage door opener installation May 2023
- Heated work room

FIRST FLOOR

KITCHEN

- Oven: Viking double convection oven, 6 gas burner with griddle & hood with LED lighting
- Refrigerator: Samsung side by side, filtered water/ice
- Microwave: Samsung
- Dishwashers: 2 Bosch dishwashers

- Sink: Delta hands-free faucet, Instahot filtered hot water dispenser, Delta soap dispenser, garbage disposal
- Cabinetry: Custom white mission cabinets, LED lighted
- Countertops: Custom granite & walnut butcher blocks with vegetable sink
- Juno Lighting
- Kitchen bar

DINING ROOM

- Full size with bay window
- Flat traverse curtain rods from Paris Texas Hardware

POWDER ROOM

- Toto commode
- Imported Italian hand basin

FOYER

- Entrance coat closet

SITTING ROOM

SUN ROOM

- Panoramic crank out casement windows

FAMILY ROOM

- Fireplace: renovation of chimney, repair of brick, replacement of flume
- Entertainment center: Vizio LED TV with sound bar and subwoofer
- Wine refrigerator
- Flat traverse curtain rods from Paris Texas Hardware

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IN TOWN

LEVEL 2 floors refinished 2016

OWNER'S BEDROOM

- His & Hers closet
- Casablanca fans

DRESSING ROOM attached via pocket door
(original location of owner's bathroom)

- Study with closet

OWNER'S BATH

- Twin basins, medicine cabinet, Toto commode
Heated floor
- Shower / Steam room with multi shower
head and seat
- Upper level linen closet

BEDROOMS

- 3 bedrooms with 1 closet each

BATHROOM

- Full tub & shower
- Marble tile
- Vintage commode
- Medicine cabinet
- Skylight

ATTIC

- HVAC / heat pump location for upper level
- Fully insulated both rafters and floors
- Lighted walk-in garment closet circa 1953
Approx. 1000 sq ft of usable storage flooring

EXTERIOR

- Shutters: original 1953 shutters,
professionally restored 2023
- Slate roof very well maintained by Durable Slate;
most recent maintenance and repair of slate 2023
- Flat roof over extension: replaced/updated by
Durable Slate 2023
- Gutters: copper, covered, approx. 2008; updated
copper flashing by Durable Slate 2023

REAR PATIO

- Walk out via lower level
- Terraced garden sitting area with fire pit
- Updated & lighting 2023

DRIVEWAY Asphalt, repaved 2022

BACK YARD

- Terraced back garden / activity area
- Rainbird irrigation system; needs servicing;
components appear to be intact
- Septic tank/field
- Potential development of property into
wooded area

BASKETBALL COURT Sport Court by
Chesapeake Court Builders

HEIDI KRAUSS

c 410.935.6881 o 410.329.9898

heidi@krauss.house

www.krauss.haus