

Amenity List from Seller

Welcome to 2 Brett Manor Court, located in Nicholson's Manor- a small enclave of approximately 25 exclusive homes tucked away off of Cuba Road. While secluded and private, Nicholson's Manor is less than 1.5 miles from The Oregon Grill, @ 2.3 miles from Route 83, and only @2.8 miles from Wegman's and the Hunt Valley Town Center. This home features over 13,000 sq ft of living space, not including a pool/guest house, and a custom-built covered stone patio. The home features custom tray and coffered ceilings, raised-panel moulding, extensive mouldings, and hardwood floors throughout.

The exterior of the home features- Mature* trees, shrubs, and foliage throughout the extensively-landscaped property. An in-ground irrigation system. A two-level Koi-pond with waterfall and charming stone/lpe bridge leading to the pool/guest-house. A lighted basketball/tennis court. A pitching/batting cage with electric. A secluded hot tub near pool, and another hot tub in a small stone courtyard adjacent to the home off of the gym. Stone steps, walkways, and patios. Extensive landscape lighting. Pool with LED lighting and waterfall. Copper gutters and downspouts.

The basement level features-

- a gym with commercial-grade rubberized flooring and custom cabinetry and mouldings. Sound system. 2 TVs. A sink and built-in refrigerator in custom cabinet with imported granite counter-top.
- Adjacent to the gym is a bamboo-floored yoga room with a custom made, cascading stone waterfall, TV, and attached custom-made sauna with exposed river-jack flooring (feels amazing on bare feet)
- A bonus room, currently used as a 'catch-all' room, but has many options (VR room, arcade/pinball room, etc)
- Mechanicals room with additional shelving for storage
- Full bath with stand-up shower
- Huge 'playroom' with ceramic-tile flooring and an large, custom stacked-stone fireplace.
- Custom, easy-to-clean epoxy flooring throughout
- Whole-floor sound-system
- Under-stairs storage
- Custom bar with top-of-the-line under-counter appliances, including a kegarator/beer tap, dish washer, ice maker, and microwave, as well as a full sink and ample storage. Wall-mounted TV in back of bar
- Through the custom glass double-doors is an ***OUTSTANDING*** theater room, showcasing extensive and custom woodworking and paneling throughout (inspired by a cigar lounge in Miami). Theater has wood paneling and mouldings, soundproofing materials/fabrics, 8 reclining/heating/massaging chairs (can add 4 more if so inclined), fiber-optic star ceiling, and high-end video and audio componentry. Room-appropriate, sound attenuating carpet throughout. Another custom glass door leads to a candy/popcorn room with custom cabinetry and a Carrara-marble top, on top of which is the popcorn maker. Undercounter refrigerator and storage. Another full bathroom with custom marble and tiling, toilet, and TV (so guests don't miss anything on the screen, even when using the facilities). The whole theater is an escape that recalls a time when going to the movies was *an event*.

The main level features-

- A formal entry from the front of the house, with impressive arched wooden double doors leading to a custom micro mosaic-tiled floor in an enclosed entryway, which further opens up into a spacious and well-lighted entrance/reception area
- Hardwood floors and custom paneling and mouldings throughout. Formal staircase leading to second floor. Large chandelier mounted with hidden, in-ceiling winch (to lower for easier cleaning)
- Whole floor music system
- A small powder room (half-bath) off of the entry, with custom cabinetry, Carrara marble top, and toilet with heated seat.
- A living room with fireplace.
- A pool/billiards room with spectacular 300-degree views, a coffered, tray ceiling (with LED backlights, for the kids' parties) with separate sound-system controls
- A large dining room with stone fireplace surround
- A two-story, custom cherry-paneled library with a fireplace, spiral staircase leading to second floor of library, and another half-bathroom in a 'hidden room' behind one of the bookcases. Library also has a large chandelier, mounted with a hidden, in-ceiling winch (to lower, for easier cleaning)
- A butler's pantry off of the kitchen, for wine and spirits, as well as dishes and catering supplies
- Another pantry off of the kitchen, this one for foodstuffs. This pantry also features in its custom cabinetry, a built-in coffee maker, and an under-counter ice-maker and pull out trash bin
- Custom kitchen features high-end cabinets and stone, as well as high-end appliances. Kitchen offers- full, large sink, under-cabinet LED lighting, separate sound-system controls, 1 'full' dishwasher, 2 'half-dishwashers' (in center-island), 1 'full' large refrigerator/freezer, 2 'half' refrigerators (also in center-island), huge custom-made center island with sink, aforementioned under-counter appliances, and additional storage
- Large family room with beautiful stone fireplace and hearth, flanked on either side by custom made display-cabinetry and shelves
- Carpeted back staircase leading to second floor
- Tiled entry foyer
- Mudroom with full sink, closet, and custom wooden 'cubbies'
- Half-bath with hardwood paneling and custom-made wood and woven-leather backlit ceiling installation

The second floor features-

- A bedroom with closet, custom, built-in desk and shelving, and full bathroom
- A master suite with-
 - a his and hers sink with custom-cabinetry, Jacuzzi tub with adjacent fireplace, custom-tiled wall with artwork nook
 - separate toilet room
 - walk-in tiled shower with steam shower and aromatherapy
 - huge 'hers' walk-in closet with floor to ceiling custom cabinets and shelving, lush carpet, and a chandelier
 - charming sitting/reading room off of 'her' closet and bathroom, featuring a custom built-in with hidden under-counter wine-storage, refrigerator, and a place to display art/sculpture/pictures/etc.

- medium-sized 'his' closet, with matching custom cabinets/shelving and display(s), imported stone counter-tops, and imported Italian leather flooring
- a large bedroom with limestone fireplace with built-in TV
- deck off of the master-suite with great views of the pool area and grounds
- Large hallway
- Another bedroom with walk-in closet and full bath with imported stone countertop
- Another bedroom which has been being used for years as the children's video game/theater room. Has full theater screen and built in projector. Half bath and walk-in closet. Room currently set up and being used as golf-simulator but can return to 'theater-room' configuration in an hour or two, and back to 'bedroom' in a few hours more.
- Hallway leading to laundry room. This hallway has an alcove with custom storage for linens/holiday decorations/etc.
- Laundry room has 2 full washers, 2 full dryers, a center-island for folding, under counter storage, full sink, half sink, built-in ironing board, and ample shelving and storage.
- Above the garage is a huge craft room with walk-in closet, and large center-island with under counter storage, custom counter-top, and dual chandeliers

The third floor features a huge bedroom, perfect for guests, inlaws, and/or older-/college-age kids. This room has a sitting area, full bath, and 2 closets, as well as a mechanical room for additional storage.

There is an oversized 3-car garage attached via a covered breezeway.

The pool house features-

- Full outdoor kitchen with custom concrete counter-top, under which are: hidden trash bins, SS warming drawers, a SS kegerator with attached beer-tap, SS refrigerator, SS full sink, and large SS grill/smoker with separate rotisserie and side-burner. Kitchen has beautiful custom wood-paneled ceiling.
- Cozy seating area off of counter, next to upper level of the Koi-pond
- Full kitchen with center-island. Island has under-counter storage. Kitchen has large fridge, microwave, sink, and 4-burner stovetop. Laundry room with washer, dryer, and storage.
- Custom made wooden pocket doors. Custom wood moulding throughout. High ceilings, and LED pendant lights above the countertop.
- Spiral wooden staircase leading to a loft, which can be used as a bedroom, playroom, etc.
- Half bath with custom built-ins
- Full bath with segregated toilet room/sink with custom built-ins, and walk in shower.
- Exposed river jack aggregate leads to two dressing rooms, each with custom made doors, and ample storage in area outside of dressing rooms

Overall, the property features 11 fireplaces (6 gas/5 wood-burning), 7 full baths/5 half-baths, 4 bedrooms on the second level, 1 bedroom on the third level, and the potential for an additional bedroom on the lower level (should you choose to use the 'catch-all' room as a bedroom).

The entire house (and pool house) is alarmed with a state-of-the-art alarm system featuring window contacts on all exterior windows (even those on the second and third floors) with glass breaks and seismic sensors. Additional security features not listed will be conveyed to the new owner upon a completed contract, but will not be listed, nor discussed, until then. This is one of the nicest homes in

Baltimore County, and while large, is configured and set up in such a way as to be cozy and inviting, and is a perfect showpiece to host gathering, both formal and informal.