

1318 Burleigh Road • Lutherville Timonium, MD 21093

AMENITIES / IMPROVEMENTS

- Extremely convenient to 695 and 83.
- Burleigh Road is one of the quietest streets in the Orchard Hills neighborhood because it does not have as many homes on the street and is not a through street.
- Lower level expanded (turned garage into living space) and updated in 2017.
- HVAC (furnace/AC) installed 2017 and serviced seasonally. Energy efficient. BGE bill averages about \$180/month
- Sewer line replaced with PVC 2017. (Original sewer lines have been failing throughout the neighborhood)
- 55 Gallon Hot Water Heater replaced ~18 months ago.
- Washing machine replaced ~1-2 years ago.
- Dishwasher replaced ~6 months ago.
- Solid hardwood floors throughout main area; Pergo flooring in lower level family room
- Yard requires minimal maintenance – mowing lawn and trimming of bushes as needed. Lawn fertilizer program used in past. Bushes planted in rear yard for privacy hedging in addition to 6' Cedar privacy fence. Other landscaping done too. Beautiful Cherry Blossoms bloom in the spring in front and rear yard.
- Quiet backyard, with privacy.
- Screened in Porch and Patio.
- 8' x 8' Shed.
- Neighborhood park within walking distance.
- Voluntary community association with events throughout the year.
- Although home only has 1 full bathroom, there is room for a 2nd bathroom either in the main bedroom or lower level utility room similar to other homes in the neighborhood.
- Dry crawlspace for storage.

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