

11101 Verdant Road • Owings Mills, MD 21117

AMENITIES

Fully integrated smart home

Interior Lights, Interior Shades, Exterior Lights, Garage Door
Pellet Stove, Fans - All controllable by app, voice, or triggered automation, or traditional switches

Hardwired connectivity

- Cat6 ethernet hardwired throughout home
- Interior and exterior speaker wiring integrated for home theater and outdoor surround sound
- Multiple Outdoor GFCI outlets provide outdoor electrical power across the property

Comprehensive Outdoor Lightscaping

- Beautiful Smart Home integrated outdoor lighting illuminates the upper deck, lower patio, pond, house facade, and spectacular tree/canopy lighting

Integrated Whole-Home Music

- Wired External outdoor-rated speakers on upper deck and lower patio provide concert quality outdoor music for a truly immersive outdoor entertaining experience
- Home Theater area hardwired with Dolby ATMOS 9-speaker surround sound wiring including front, center, rear, side and ceiling mounted speaker points

Smart Home Integrated Video Surveillance and Emergency Lighting

- Six hardwired video cameras located under the soffit around the perimeter of the house provide real-time 360 views of the outside of the house — viewable on phone, TV, computer, or tablet. Provides notifications and recordings of various user-definable events
- Smart Emergency flood lighting - large 300 watt flood lamps mounted under soffit can be triggered based on camera events or user controls. (ie. Garage side lights activate and garage door opens when user approaches via car)

Hot and Cold running water added to garage for car-washing heaven

Large, well-maintained Koi pond with 3 waterfalls

Dual 200 amp Electric Service

- One panel fully replaced in 2023
- Pre-Wired for EV Charging

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RECENT UPDATES AND RENOVATIONS

- Fully restored upper deck and railings (2025)
- Fully Updated and Expanded lower level bathroom (2024)
- Fully Updated lower level bedrooms (2024)
- Fully Updated and Modernized lower level family room / home theater
- Newly modernized master bath shower
- Newly replaced Jacuzzi pump (2021)
- Newly replaced Hot Water Heater with modern energy efficient heat pump (2025)
- Newly replaced Rear HVAC Compressor Unit (2025)
- Newly modernized Sun Room
- Full energy efficiency assessment and efficiency updates including new insulation, breather tubes, and window seals.
- Comprehensive chimney refurbishment - repointing, sealing, and new floating cement cap. (2022)
- Main full width Skylight replacement (2022)
- Regular Roof maintenance
- Newly replaced cedar siding along 50% of the front house

APPLIANCES

- Fullsize Subzero 750r Refrigerator
- New Fullsize Separate Frigidaire Freezer (2024)
- Newly replaced Whirlpool Top Load Washing Machine (2024)

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