

6410 Paddington Street • Baltimore, MD 21220

FEATURES AND UPGRADES

Exterior:

- Extra wide custom sized 3 car garage for two large vehicles with extra depth for third car tandem. Wall outlets, added window and driveway parking for 2.
- Gutter Guards
- Two garden hoses at back and side yards
- All brick base foundation around front and right side of home, with custom garden cared for by the HOA service
- Landscaping Berm in rear of house specific to this home will remain with a developer installed retaining wall behind with black railing fence installed atop to provide privacy from the Phase IV homes in the future.
- Professionally designed plans for 1800 sq ft patio and fireplace that have been approved by the HOA can be provided upon request.
- 9 Foot Ceilings in lower level with plumbing rough in. 8 foot wide cement stairs to grade from sliders. Additional daylight window, and 2 window wells.

Interior:

- Extra recessed lighting throughout in addition to sconce provision in Entry Foyer, Dining Room, Second Floor Landing, Primary Dressing Room
- Wide plank wood flooring throughout all floors
- Main Floor 10' ceilings | Upper Floors 9' ceilings
- Over-sized Doors and Doorways throughout
- All Closets with wood built-in shelving configured for the addition of second tier hanging space (no wire plastic/ metal shelving)
- All Plumbing Fixtures – upgraded Kohler line

- All Main Level oversized windows with transoms excepting Garage and Family Foyer/Mudroom
- Upper Floor all white blinds
- Large Entry Foyer and Reception Hall with art niche, Extra wide waterfall staircase with painted risers
- Living and Dining Rooms with custom plantation shutters
- Dining Room with bump out window, stacked crown molding and chair rail
- Butler Pantry with custom built-ins for wine and shot glass display, glass front upper cabinets, and base cabinets below extra wide quartz counters. Bar sink, Kohler faucet, beverage fridge and ice maker
- Main Floor Bedroom #6 or office with closet, custom bamboo blinds, entry to Main Floor Full Bath with tub-shower, granite topped vanity with designer mirror
- Great/Family Room with upgraded propeller style ceiling fan, custom mantle above gas fireplace. Optional Side Window
- Gourmet custom kitchen with KitchenAid commercial style appliance package, featuring a 6-burner gas range with wi-fi capability and counter depth extra tall refrigerator. Built in Meile brand Barista center. White Statuary Venetino Quartz Counters. Soft-close cabinetry with roll out storage drawers. Custom designed Range Hood. Oversized Optional Island with seating. Additional Designer Pendant Lighting. Glass tile backsplash. Oversized single basin sink. Counter integrated disposal button and soap pump. Polished Stainless Kohler faucet and Pot Filler

Elizabeth Atwood • Agent
Krauss Real Property Brokerage

elizabeth@krauss.house
C 410.458.6471 • O 410.329.9898

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- Sunroom/Breakfast Room with recessed lighting and Chandelier. Sliding Door to Rear Yard
- Family Foyer/Mudroom with luxury plank ceramic tile. Custom outfitted Pantry and Storage Closets. Quartz topped White Cabinetry. Custom Plantation Shutters
- Second Floor Landing with double door entry to Laundry
- Primary Bedroom Suite with Cove Entry and oversized double Entry Doors.
- Primary Bedroom with 10' Tray Ceiling and Upgraded Propeller Style Ceiling Fan, and Optional window.
- Sitting Room/Den
- Extra Large Boutique Style custom lay out Primary Dressing Room with track lighting and Oversized Double Entry Doors. Rough in for 2 sconces.
- Optional Second Primary Walk in Closet.
- Optional expanded Primary Bath. Custom Harlequin beige and cream tile. Extra large soaking tub with double window and blinds. Extra wide 8' Vanities topped with Statuary Venetino quartz, polished nickel hammered undermount sinks by Native Trails. Additional under counter outlet for charging station or refrigerator. Kohler faucets. Designer Mirrors and Sconces. Oversized 5x8 Shower with shower head, hand wand and rain shower, double bench, thick custom glass door
- Bedroom #2 Front Facing with Optional Sitting Area. Cable ready hook up. White blinds. Walk in Closet with custom shelving. Rough in for Ceiling Fan. Ensuite Bath with tub/shower and granite topped vanity
- Bedroom #3 Front Facing with white blinds and Bedroom #4 with bamboo blinds. Extra large double door closets outfitted with wood shelving. Ensuite access Buddy Bath with Double Vanity topped with Granite, designer mirrors, tub-shower
- Third Floor Bedroom #5 / Loft / Office/ Bonus Space Option. Wifi wired for coax cable in floor and wall, recessed lighting, extra large double door closet, ensuite bath with tub shower and granite topped vanity.

Amenities:

- Heating / Cooling – 3 Zones. Natural Gas
- Electric Hot Water Heater
- Verizon Fios Internet
- The home is designated at "Energy Star Compliant"
- Average Utilities are \$225/month
- HOA \$160/month and includes use of Community Clubhouse, Fitness Center/Yoga Room/Cycling Room, Grilling Patio and Lounge Space, Conference Room, Swimming Pool and Children's Pool, Playgrounds, Dog Parks, Pocket Parks. Weekly grass cutting, landscape trimming and weeding, bi-annual mulching

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