

1403 Highview Drive • Lutherville Timonium, MD 21093

FEATURES AND AMENITIES

FULL RENOVATION (2023)

- Completed by Owner (Custom Home Builder / General Contractor / Developer)
- Complete top-to-bottom renovation including structural, mechanical, and aesthetic upgrades
- All work professionally executed and meticulously maintained

EXTERIOR & SITE IMPROVEMENTS

- New roof
- Combination exterior of Shou Sugi Ban charred wood siding, stone, and Hardie Plank
- New driveway and expanded parking area
- Fully fenced yard
- Custom seating walls and hardscaping
- Stone patio and walkways
- Fire pit area
- Trex deck / elevated outdoor living space
- Full garden enclosure with raised planters and organic soil
- Water and electric run to garden and outdoor areas
- Hot tub with dedicated electrical
- Cable rail systems for modern exterior detailing

INTERIOR – ARCHITECTURAL & DESIGN FEATURES

- Multiple skylights providing abundant natural light
- Large custom windows throughout
- All new windows and exterior doors
- Floating staircase to lower level
- Custom millwork and trim throughout
- Shiplap feature walls
- Open-concept layout with modern architectural detailing

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KITCHEN & LIVING SPACES

- Fully custom kitchen with high-end finishes
- Designer tile selections throughout
- Engineered wide-plank hardwood flooring throughout
- New fireplace

LOWER LEVEL & FLEX SPACES

- Finished basement with kitchenette
- Climbing wall feature
- Full gym setup in garage
- Custom built-in storage systems in garage
- Additional refrigeration (mini fridge in garage)

MECHANICAL & SYSTEMS (ALL NEW / UPDATED)

- All new mechanical systems throughout (HVAC, plumbing, electrical)
- Updated well system
- Updated septic system

MAINTENANCE & OWNERSHIP

- Property has been fully maintained by owner, a professional builder/developer
- All systems, finishes, and exterior improvements have been proactively maintained since renovation

WHAT THE OWNER LOVES

- The privacy and usable outdoor space combined with modern design
- The natural light from skylights and oversized windows
- The seamless indoor-outdoor living setup
- The flexibility of spaces (entertaining, fitness, work-from-home, family living)
- The quality and durability of materials used throughout the home

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