

200 Ashland Road • Cockeysville, MD 21030

AMENITIES AND MAJOR IMPROVEMENTS

Main House

New Kitchen Addition

- Commercial appliances
- Full custom white oak cabinets
- Silver travertine flooring
- Hydronic radiant heat
- Anderson windows folding unit 16' wide
- Solid hand carved blue stone corbels to carry the 6" thick bluestone exterior bar top
- Quartz Calcutta Gold Countertops
- Icemaker
- Double Dishwashers
- Two 30" Fully Integrated Column Refrigerator/Freezer Combos with panels
- Custom 60" hood
- Wine fridge
- Drawer Microwave
- Added two large trim cased openings one going into the new kitchen and one in the new butler's panty going into the dining room

Second floor suite bathroom, closet, and laundry room addition.

- Bath floor has hydronic radiant heat.
- All new Anderson casement windows
- Marble Shower Floors and Walls With Builtin Bench
- Hydrorail Shower System
- Custom Built-Ins in entry way to Bathroom
- Custom Dressing Room Built-ins With Laundry System and builtin floor length mirror
- Secret escape door for emergency exits

- Full exterior repaint and repair/replacement of broken glass panels. Reglazed original historic windows
- Hardi shake exterior siding and stucco on new addition. Also replaced siding on guest house gables to Hardi shake
- Rebuilt front porch and added continuous metal roof to connect to the slate roof, copper gutters
- Had a complete tune up and inspection of slate roof addressing any concern areas or loose shingles and replacing ones that needed to be replaced
- Complete gut and replacement of guest bath with all new supply and drain lines.

Elizabeth Atwood • Agent
Krauss Real Property Brokerage

elizabeth@krauss.house
C 410.458.6471 • O 410.329.9898



200 Ashland Road • Cockeysville, MD 21030

- Marble shower walls and floor and custom marble mosaic on bathroom field floor
- Kohler fixtures
- Marble Sink Console
- Complete gut and replacement, and expansion of primary bathroom with all new supply and drain lines.
 - Marble throughout entire bathroom including a bordered herringbone detail in shower
 - Barreled shower ceiling
 - California Faucets For Shower System, tub faucet and vanity faucets
 - Rejuvenation vintage hardware
 - House of antique door hardware
 - Jacuzzi Soaking Tub
 - 2-42" Oak Vanities with quartz top
 - Heated floor
 - Custom Built-in arched cabinet over tub with 5 stage crown
 - Designer Lighting
 - Refinished and Reused Original French doors as pocket doors into bathroom
- Primary first floor bedroom
 - Demoed out existing beams to expose original turn-buckle
 - Added a large Chandelier and two fans
 - Custom Curtains
 - Plaster Repair and painted walls, ceiling, windows, trim, and radiator covers
 - New 2 stage crown on bump outs in bedroom
- Complete interior refresh/ repaint including extensive plaster and wall repairs
- Trim repairs in guest room in main house
- Custom built-in cabinets in primary and second floor suite
- Custom cabinets in mudroom with Calcutta gold quartz and Rejuvenations unlaquered brass in mudroom
- Trayed ceiling in mudroom with 3 stage crown and shiplap detail
- Custom built-in floor to ceiling cabinets in butler's pantry with top knobs brass hardware
- Custom built-ins in primary closet with glass shelves, shoe shelves, drawers, and built-in floor to ceiling mirror
- Added secondary boiler for domestic hot water and floor heat but sized large enough to run entire heat system if main furnace fails

Elizabeth Atwood • Agent
Krauss Real Property Brokerage

elizabeth@krauss.house
C 410.458.6471 • O 410.329.9898

200 Ashland Road • Cockeysville, MD 21030

- Installed 4 zoned controlled central ac system
- Exposed walls in cellar covered, old plaster removed and replaced with cinder block
- New flu liner for furnace flu
- Tuck pointing of chimney
- Refinished original vertical grain heart pine floors
- Designer Lighting and fans throughout entire house
- Added additional recessed lighting throughout

Outdoor Living

- 1400 square foot of silver travertine with multi-tiered patios, bordered in a 2" thick thermal cut bluestone.
- Comprehensive drainage system
- Full irrigation with app based controlling
- Courtyard area was expanded and new fencing installed
- New custom color pebble pool finish
- New Pentair pool equipment with app based control panel
- New salt generator
- New high volume pool heater
- Extensive landscaping throughout front, side and courtyard areas
- Extensive outdoor lighting throughout the retaining walls, steps, and landscape
- Sewer lines were replaced from both main and guest house during outdoor patio project and kitchen addition
- Ran new water services under rear patio to both houses
- Install new silver travertine front entry walk with Indiana limestone border

Guest house

- Added new upper suite bathroom, closet and sitting area
- Custom built in bench and cabinets
- Walkin closet
- Double custom vanity with Calcutta gold quartz
- Marble shower and main floor
- Custom frosted glass window
- Demoed and replaced existing first floor bath. Marble shower floor and main floor
- New cabinets and appliances, stove, microwave and drawer refrigerators in kitchenette

Elizabeth Atwood • Agent
Krauss Real Property Brokerage

elizabeth@krauss.house
C 410.458.6471 • O 410.329.9898

200 Ashland Road • Cockeysville, MD 21030

- **New flooring throughout**
- **New Laundry room with cabinets, butcher block countertops, sink and full size refrigerator**
- **New plumbing and electric throughout includes designer lighting and recessed lights**
- **Complete refurbishment of basement storage area**
- **New Anderson windows**
- **Created new main level guest room with closet**
- **Raised garage ceiling to a vaulted ceiling to accommodate a post lift**
- **Backside portion of roof replaced and added two sky lights**

Elizabeth Atwood • Agent
Krauss Real Property Brokerage

elizabeth@krauss.house
C 410.458.6471 • O 410.329.9898