

BLACKWALNUT COVE

1194 New Church Lane
Annapolis, MD 21403



Large 3,300+ sq. ft. Blackwalnut Cove colonial with 4BR and 3.5 baths backs to green space and park. Distinctive features include expansive living spaces, eat-in kitchen opening to deck and large rear yard, master suite with vaulted ceilings, spacious en-suite and walk-in closet, finished lower level with rec room and fifth bedroom, two-car garage, and solar-generated electricity.



Georgie Berkinshaw

GBerkinshaw.com | GBerkinshaw@CBMove.com | C: 443.994.4456

Coldwell Banker Residential Brokerage | 4 Church Circe | Annapols, MD | O: 410.263.8686

Operated by a Subsidiary of NRT LLC

1194 New Church Lane
Annapolis, MD. 21401

EXTERIOR:

- Colonial home built in 1995
- Attached two car garage with automatic openers and built in shelving.
- Electrical Vehicle ready
- Kaco rented solar panels : See attached information
- Ample parking includes 2 Car Garage, Front Driveway, & Street Parking
- Back deck off of eat in kitchen features hand rails and steps to back yard
- Backs to community easement: See attached information

MAIN LEVEL:

- 9+ Ceilings throughout
- Living room off of foyer features ample light, crown molding, honey comb window blinds, and leads to light filled office space/play room
- Separate formal dining room features hardwood floors, crown molding, chair railing, and ample window light
- Separate family room off of foyer features hardwoods, gas burning fireplace with slate surround and wooden mantel
- Foyer with chair railing and light fixture leads to half bath and closet

EAT IN KITCHEN:

- Appliances include GE Refrigerator & Freezer with Icemaker (2018), Frigidaire Stove-oven (2017) and Frigidaire built in microwave (2017), and Kitchenaid dishwasher.
- Dual basin sink with disposal
- Ample cabinet storage and Pantry Closet.
- Recessed lighting
- Sliding door (2017) leads to deck facing back yard.
- Door from eat in kitchen leads to garage.

UPPER LEVEL

- Upper Level Hallway connects 4 bedrooms, full bath and linen closet
- Master Suite includes vaulted ceilings, wall to wall carpet, overhead light.
- Master Bath includes dual vanities, built in storage, separate soaking tub with tile surround, tile flooring, glass door shower, private commode and large walk in closet.
- Three bedrooms each feature wall to wall carpet, closet space, light fixtures, and window light.
- Full bath off hallway includes vanity, walk in shower-tub combo, and linen closet.

LOWER LEVEL:

- Finished Rec room with wall to wall carpeting and recessed lighting.
- Updated full bath with vanity and walk in shower.
- Large office/ flex space with storage closets
- Laundry with front loading LG washer and dryer.

UTILITIES

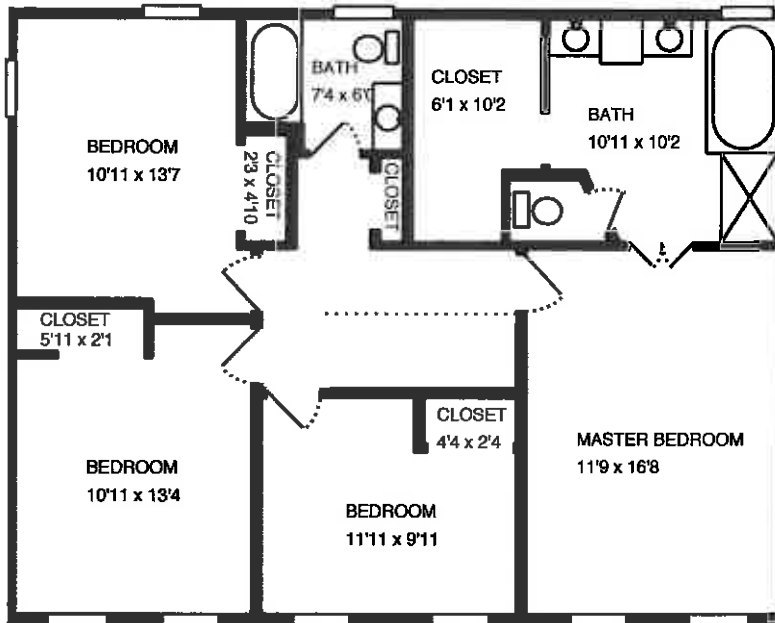
- Public sewer
- Well water
- Water conditioner, owned (2016)
- Gas Hot water heater (2017)
- Gas Furnace
- Electric Heat pump (2010)
- A/C coil (2010)

Leased solar panels \$107.83/ month for 2018. Rental fee is modified each year.

HOA \$224/ year

Black walnut Cove has a picnic area, fishing pier, Kayak rack, large tot lot, and basketball court. www.blackwalnutcove.net

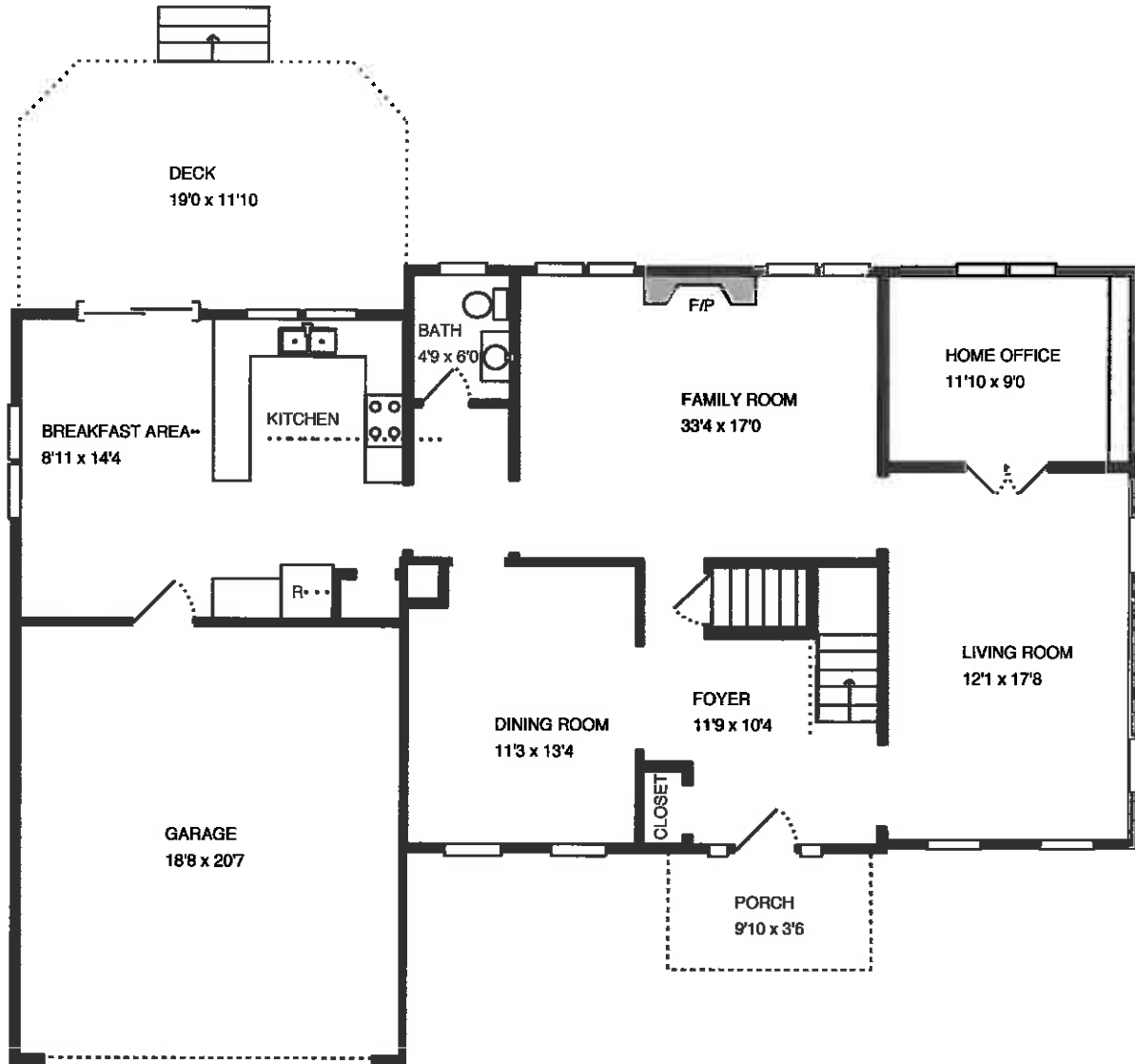
Property Address:
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UPPER LEVEL

All information is deemed reliable, but is not guaranteed.

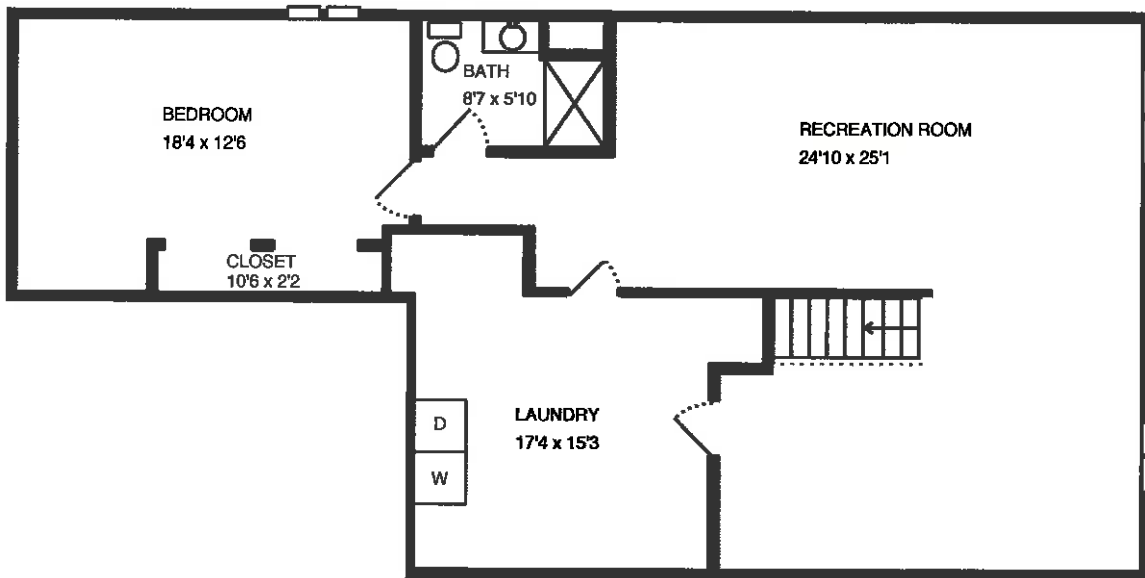
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MAIN LEVEL

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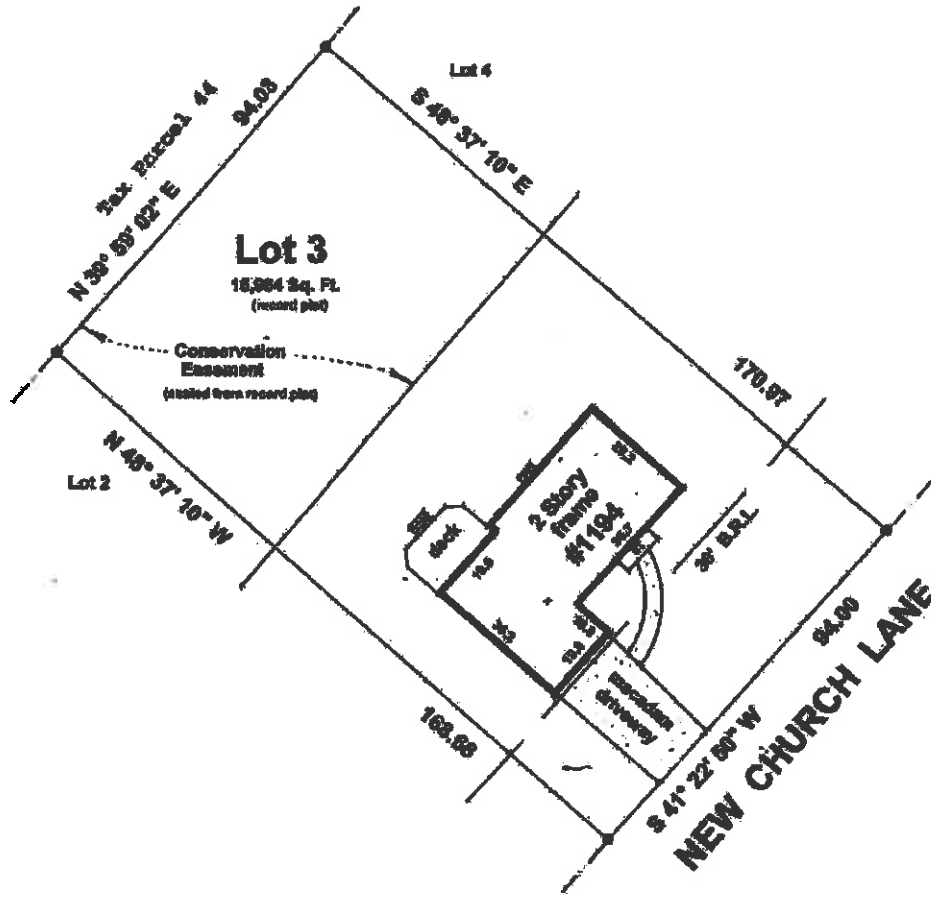


LOWER LEVEL

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LANDTECH ASSOCIATES, INC.

10260 OLD COLUMBIA ROAD SUITE J
 COLUMBIA, MARYLAND 21046-1721
 PHONE: 410-290-8299 TOLL FREE: 888-290-1920
 FAX: 410-290-8299 TOLL FREE 888-290-1922



Location Survey of:	LOT: 3	BLOCK: none
#1194 New Church Lane	PLAT BK: 165	PLAT#: 47-50
Riverwalk At Blackwalnut Cove Anne Arundel Co., MD	DATE: 9-09-09	SCALE: 1"= 30'
	CASE NUMBER:	8138-09
	FILE NUMBER:	LT-2091494



NOTES:

1. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
3. This plat does not certify for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
5. Property subject to any/all rights-of-way, easements, and/or covenants of record and/or imposed by law.
6. This plat is not to be used for the issuance of permits.
7. No title report furnished.

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in accordance with the "Minimum Standards of Practice" for the State of Maryland.

Graden A. Roberts
 GRADEN A. ROBERTS - M.D. WOP L.S. LIC. NO. 119



DISCLOSURE OF LEASED ITEMS ADDENDUM TO RESIDENTIAL CONTRACT OF SALE

ADDENDUM dated _____ to Contract of Sale
between Buyer _____
and Seller Michael Schneider
for Property known as 1194 New Church Lane, Annapolis, MD 21403

The obligations of Buyer and Seller with respect to the following leased items shall be as follows:

LEASED ITEM:	INCLUDED	EXCLUDED
a. Fuel Tank(s)	<input type="checkbox"/>	<input type="checkbox"/>
b. Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Alarm System	<input type="checkbox"/>	<input type="checkbox"/>
d. Water Treatment System	<input type="checkbox"/>	<input type="checkbox"/>
e. Other _____	<input type="checkbox"/>	<input type="checkbox"/>
f. Other _____	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL TERMS OF AGREEMENT:

Solar Panels are leased for \$107.83 per month in 2018. Lease terms are modified each year.

All other terms and conditions of the Contract of Sale remain in full force and effect.

Buyer Signature Date

Michael Schneider desktop verified
04/23/18 3:17PM EDT
CNER-OYB-9RL4-GAAJ
Seller Signature Date

Buyer Signature Date

Seller Signature Date

