

Arundel On The Bay



3505 Cohasset Avenue | Annapolis, Maryland 21403

Vaulted-architectural grade ceilings, gleaming hardwoods, skylights, & screened in porch tucked away on wooded lot in Arundel on the Bay. Granite kitchen island, countertops & SS appliances, finished lower level with recreation room, 4th bedroom, full bath and plenty of storage. Comm. amenities include beach, pier, pool, & More. Convenient to downtown Annapolis & Community Park.

Offered At: \$459,500



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Operated by a Subsidiary of NRT LLC

3505 Cohasset Avenue
Annapolis, MD 21401

EXTERIOR

- Striking home sits up high on lot and features wood siding, circular and regular windows
- Angled structure of architectural interest
- Access to front deck / door via dual sided staircase
- Wood slat handrail mimics interior railing
- Under- front porch storage for bikes, trashcans, etc. (white lattice); under back porch ample secure storage/work area
- Paved driveway for 3 - 4 cars
- Landscaping boasts trees/shrubbery
- Sits next to wooded lot for privacy
- Backyard wooded area with rain garden

MAIN LEVEL / LIVING AREA

- Foyer features tile floor landing, vaulted ceilings & coat closet
- Living room features hardwood floors, wood burning fireplace with sculptural wood surround and mantle, black tile hearth floor
- Dining room (Wine cabinet is temperature controlled unit with PDT JR (precision digital technology thermostat) Crown and chair molding, Hardwood floors, Two walls of windows, and light fixtures
- Step-out screened porch features Carpet, Two skylights, Cedar wall
- Main Level Full Bath features tile flooring, shower, single vanity sink, bar light fixture
- Main Level Bedroom/Office features wall to wall carpet, windows with custom blinds, double door closet, light fixture
- Main level 2ND bedroom features wall to wall carpet, windows with custom blinds, ceiling fan with light, and double door closet

KITCHEN

- Open concept
- Vaulted ceilings
- Granite countertops
- J- shaped counter with seating area
- Samsung stainless steel appliances - two door refrigerator with lower freezer drawer, dishwasher, built- in microwave, electric stove
- Wood cabinetry
- Sink with InSinkErator disposer
- Window arboretum above sink
- Two glass brick windows flank sink
- Skylight, recessed lighting
- Pair of modern hanging light fixtures over seating area

UPPER LEVEL

- Carpeted stairs and wooden slat hand railing leads to upper level, track lighting highlights lower level
- Master Bedroom features wall to wall carpet, sky light, vaulted ceilings, sliding glass door with arched window above including custom blinds, deck off of master bedroom, walk in closet with overhead lighting
- Master bathroom features Jacuzzi tub with jets, separate his and her sink vanities, light fixtures Vaulted ceilings with ample window light, skylight, circular window, Tile flooring, and walk in tile shower with dual shower heads

LOWER LEVEL

- Carpeted stairs lead to fully finished basement
- Large living area with wall to wall carpet, chair railing with lower half wall bead board paneling (half), recessed lighting
- Additional bedroom, with carpet, closet
- Full bathroom with a shower /tub combo, laminate tile flooring, pedestal sink, medicine cabinet, and vanity bar lighting
- 3 Additional closets for storage, including built- ins
- Two lower level access doors to outside – off of family room and storage room

UTILITY ROOM

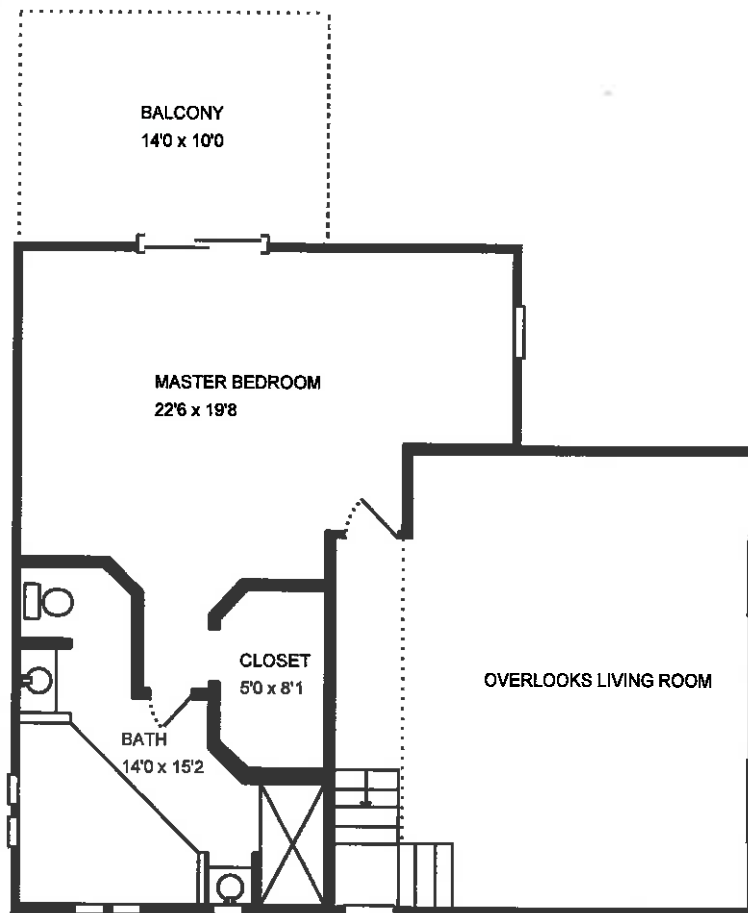
- Washer & dryer
- Water Heater: Electric
- Heating: Electric
- Air Conditioning: Electric
- Rented Whole House Water System (\$102/mo)- Hellenbrand ProMate 6.0 Twin Water Conditioning System, Trimax Water filter system, Chemical Feeder (Pulsatron C series injection system)
- Well-X-Trol Professional water tank
- Carrier Electrical A/C unit
- Aprilaire whole-house humidifier
- Wayne sump pump
- Utility Sink
- Overhead light, tile flooring
- Water: Well
- Sewer: Public

COMMUNITY

- Community Amenities include beach, boat ramp, common grounds, picnic area, public pier, pool membership available, tot lots/playground
- Please visit the community website for information at:
<http://arundelonthebay.org/index.html>

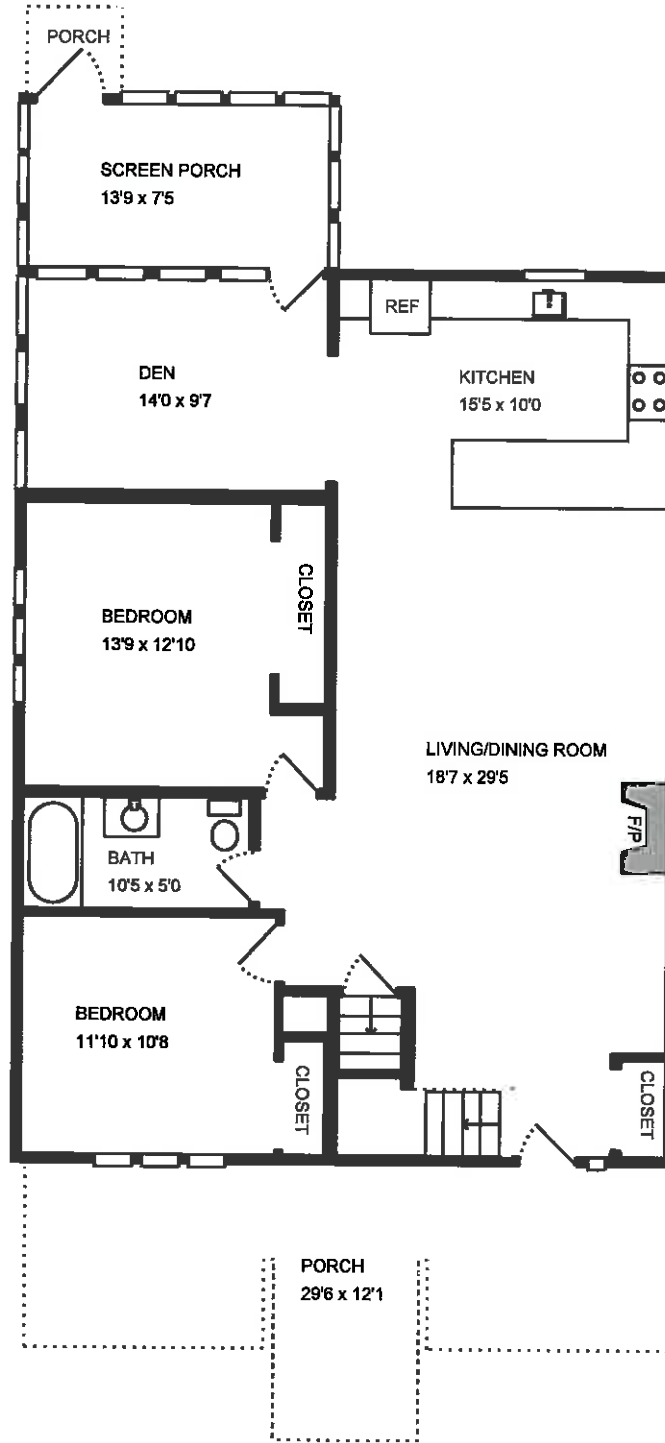
- **Special Tax Assessment District: \$740.08 of total tax bill dedicated to Arundel on the Bay.**

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Annapolis, MD 21403*

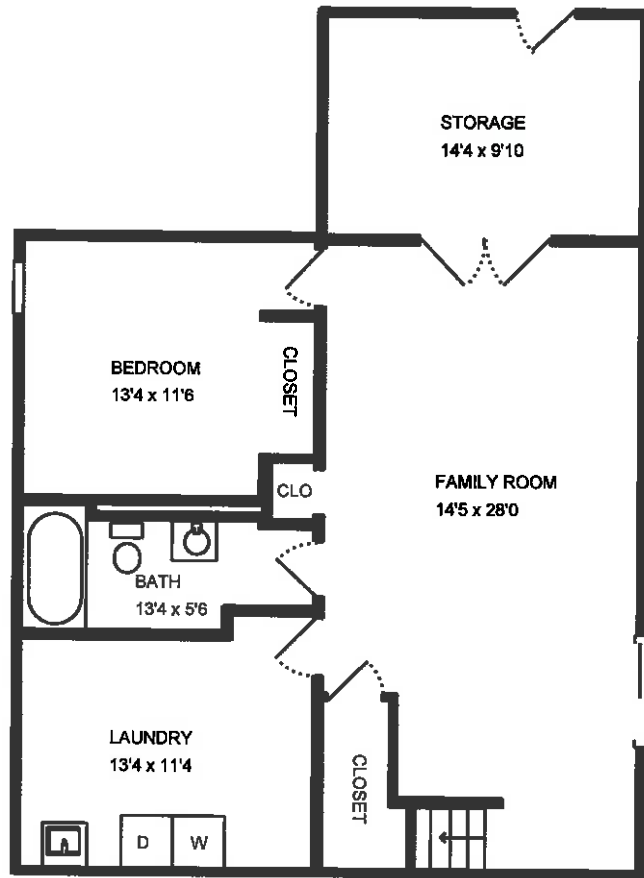


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