

CHERRYSTONE

401 Beards Dock Crossing
Annapolis, MD 21403



Custom designed and built Southern style home with wraparound porch on private cul de sac. Light filled, gracious and well proportioned rooms...perfect for entertaining! Details includes wide plank heart pine floors, 9 piece crown molding, 2 fireplaces with custom mantels and built-in bookcases. Spacious working kitchen opens to family room. Bonus room above garage. Rear patio, raised beds, flat yard.

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401 BEARDS DOCK CROSSING
ANNAPOLIS, MD 21403

401 Beards Dock Crossing is a traditional Southern home designed to offer gracious living with modern conveniences. From its 300-year old Heart Pine random-width floors to the 9-piece Crown Molding, this home captures the best in traditional design and elegance. The home's expansive floor plan and easy flow is perfect for both day-to-day living and for entertaining on any scale.

Situated on a large lot at the end of a cul-de-sac, the home provides both a private and park like setting plus the convenience of being within minutes of either Route 50 or the center of Annapolis.

EXTERIOR & GROUNDS

- Southern inspired home custom built from the concept of the Wythe House in Williamsburg
- Dormer windows
- All redwood shutters and railing recently repainted
- Columned 8-10 ft wide wrap-around porch with recessed lighting and beadboard ceiling
- New sconce light fixtures on either side of front door
- 2.39 acres with stone patio, freshly mulched landscaping, raised vegetable and herb beds and ample garden space including boxwoods, azaleas, vinca minor and vinca major blossoms
- Parking pad for 6+ cars
- All new windows in house (2016), with the exception of Master Bath
- Two car semi-detached garage with new doors, automatic openers and freshly painted interior with beadboard chair railing. Includes garden room with rough-in plumbing and additional storage space
- Finished room above garage with beadboard chair railing, wall to wall carpet, recessed lighting and built-in storage. Potential for private studio apartment with dedicated HVAC system, water and cable.

INTERIOR

- Whole house interior recently repainted
- Central vacuum for all three levels and garage
- Light filled gracious floorplan
- Custom designed staircase with graceful rise
- Wooden HVAC vents (2016)
- Heart pine 3 ¼ inch floors cut from 12 x 12" 300 year old wood beams from a South Carolina cotton gin

MAIN LEVEL

- 10 ft ceilings throughout
- Recessed lighting and 9 piece crown ceiling moldings with custom elegant dentils and 10 inch baseboard trim
- Spacious and welcoming front hall measures 10 ft wide x 30.5 ft long and features coat closets on either side of entryway, moldings and trim
- All mahogany doors in entrance hall with 1 ¾ inch thickness
- Family Room features chandelier with ceiling medallion, wood-burning fireplace with plantation style cherry mantel and colonial brick surround. Also features built-in bookshelves, moldings, trim and two sets of French doors to backyard patio
- Media Room with black & white tile floor, floor to ceiling shelving and deep closet with additional storage
- Living Room copied from exact footprint of South Carolina family home features chair railing and wood burning fireplace with historically detailed custom mantel, decorative medallions and solid slate surround.
- Guest room with alcove and closet features 7 piece molding and chair railing. Full Bath en suite including tiling, shower/bath and linen closet
- Formal Dining Room features custom painted wall covering, chandelier, moldings and chair railing and two sets of French doors to porch
- Mud Room with tile flooring and Powder Room leads to breezeway to garage and includes ample storage space including second pantry, coat closet, cubby closets, countertops, cabinetry and built-in bench storage

KITCHEN

- 6 burner gas cooktop just installed and dual basin Kohler sink with reverse osmosis and new faucet
- Spacious island with pot rack above
- Table space with chandelier
- Extra tall cabinetry with new knobs
- Recessed lighting
- Two electric wall ovens
- KitchenAid refrigerator
- Pantry with pull-out shelves
- Butler's pantry and bar features icemaker (2014) with cabinetry, additional pantry and sink, recessed lighting, new knobs and pull-out drawers. Connects Kitchen to Dining Room with pocket door into hallway.

UPPER LEVEL

- 9 ft ceilings throughout
- 10 inch baseboard trim in hall and 8 inch baseboard trim in bedrooms
- First Bedroom features three total closets including walk-in cedar closet

All information is deemed reliable, but is not guaranteed.

- Jack & Jill Bathroom with pocket doors, high and low storage, vanity space with Southern window fixtures, tiling, new Kohler toilets and shower/bath
- Second Bedroom features molding and deep closet with built-in shelving and storage
- Third Bedroom/Office with alcove
- Laundry Room features Whirlpool washer and dryer, black and white tile floor and utility sink, could easily be converted into additional Bath

MASTER SUITE

- Dressing room with built-in storage including drawers and cabinets
- Full Bath recently repainted features standing shower with bench, soaking Kohler tub with tile surround set in window, chandelier, linen closet, dual vanities, and water closet. Romantic year-round view from window is particularly spectacular in Spring when the dogwoods are bloomed.

LOWER LEVEL

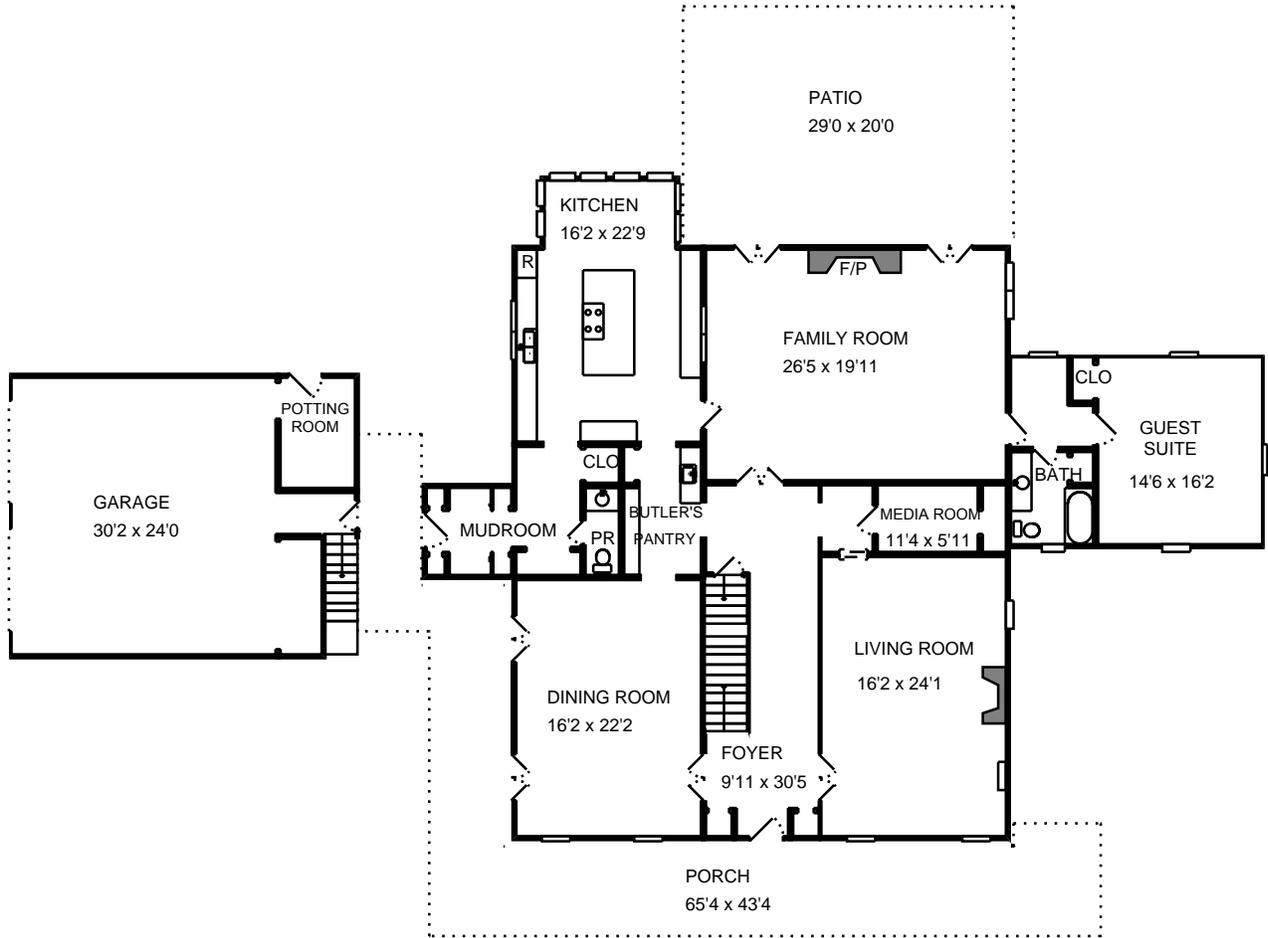
- Spacious finished area with wall-to-wall carpet and Exercise/Rec Room and/or home office
- Unfinished space with tiling, utilities, hand sink, Powder Room and option to add kitchen or in-law/nanny suite
- Rough-in for shower
- Electric and gas for second kitchen installed
- Walk-out to backyard

UTILITIES & SYSTEMS

- Pull-down attic with finished floor and ample storage
- Sump pump
- Well water
- Water treatment system owned
- Electric hot water heater
- Copper piping
- Gas forced air heat
- Propane 6 burner cooktop
- Three-zone HVAC
- Underground utilities
- Termite warranty through Fall 2017

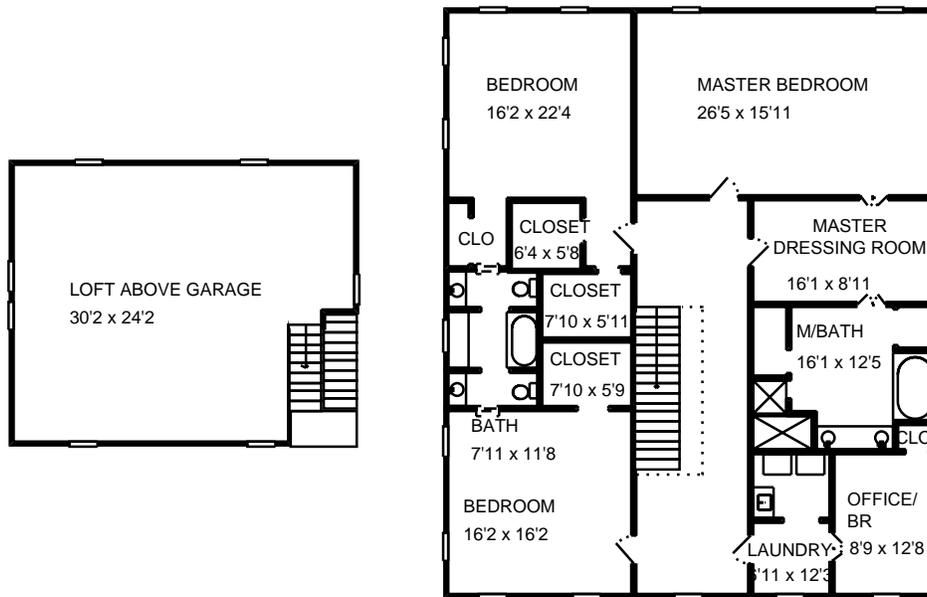
Homeowners Association fee of \$250

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MAIN LEVEL

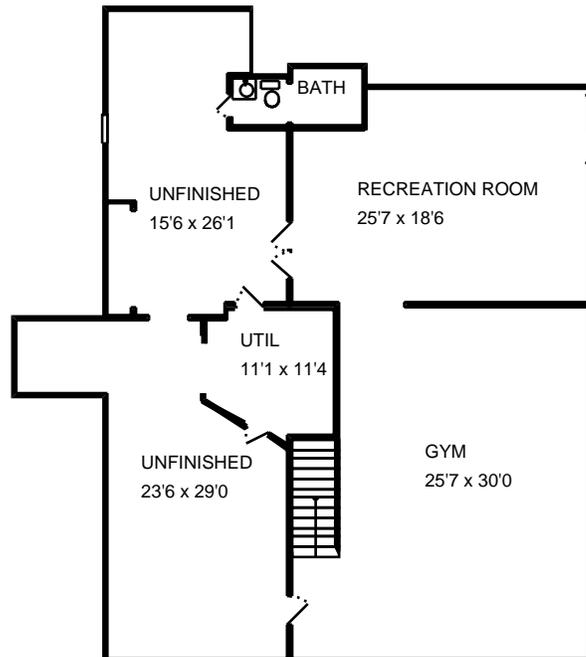
All information is deemed reliable, but is not guaranteed.



UPPER LEVEL

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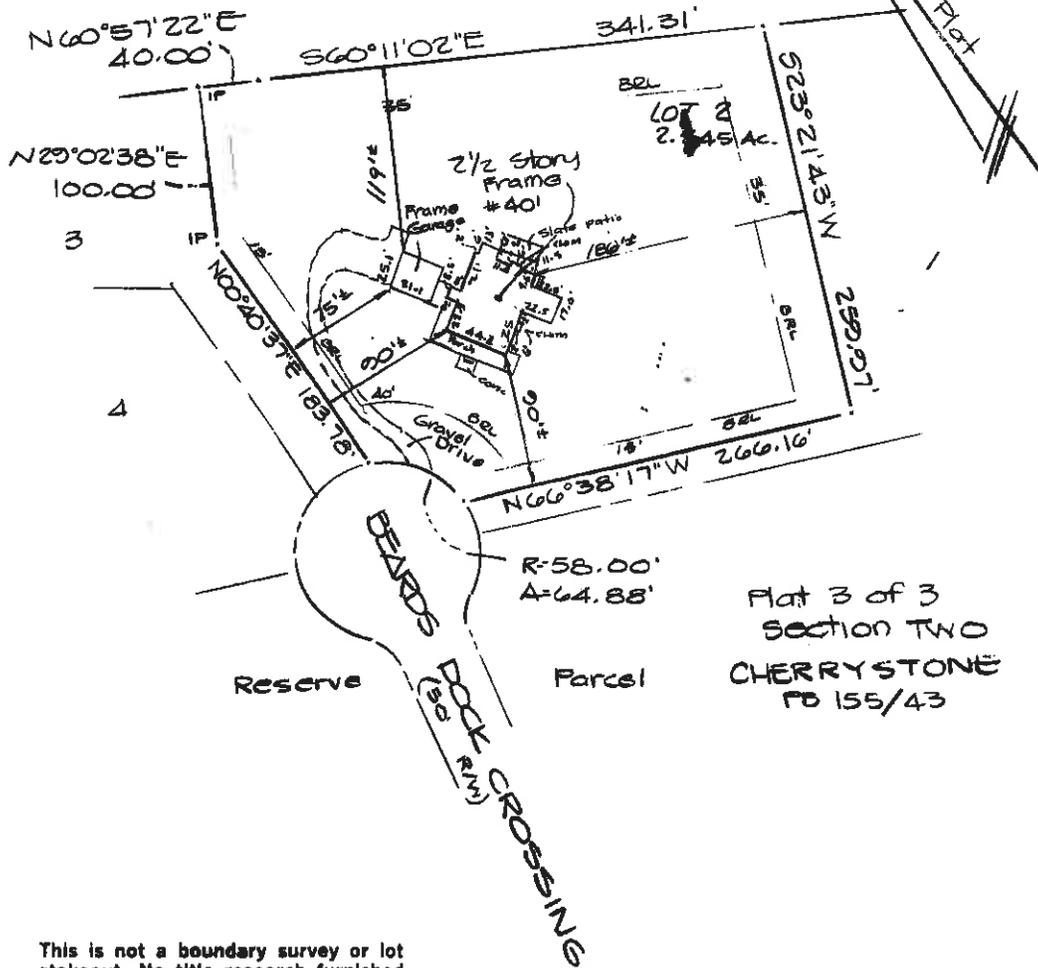
LOWER LEVEL

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Required notes per congar 09.13.06

- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing;
- 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 provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of a title or securing financing or refinancing; and
- 4) The level of accuracy of apparent setback distances is within 1' feet.

Subject property falls in Flood Zone C as shown on the Flood Hazard Boundary Map Panel listed below:
 #240008 0043 C
 dated 5/2/83



This is not a boundary survey or lot stakeout. No title research furnished to or done by this office.

I hereby certify that the improvements shown hereon to the best of my professional knowledge and ability have been accurately located by a transit-tape or total station survey.

James B. Collins 9/1/95



PB 155/43 # 401 Beards Dock Crossing

Location Drawing (Final)
 Lot 2, Plat 3 of 3, Section Two
CHERRYSTONE
 Anne Arundel Co Md
 Scale 1" = 100' Sept. 1995

ADVANCED SURVEYS, INC.

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