

CAPE ST. JOHN

126 Island View Drive
Annapolis, MD 21401



Waterfront home built in 2008 with water views of Gingerville Creek & 3 finished levels plus basement! Features include red oak floors, kitchen with stainless steel appliances, custom cabinets, granite, great room with walls of windows & gas fireplace. Waterside master suite, great 3rd floor for in-home offices or extra bedrooms. Deep water pier & 125 ft of water front.

Georgie Berkinshaw
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Annapolis Church Circle • Owned & Operated by NRT



**Cape St. John Waterfront
126 Island View Drive
Annapolis, MD 21401**

SPECIFICATIONS...

FOUNDATIONS & DRAINAGE

Footings, 24" x 8," minimum 24" below grade with 3500 PSI concrete and two #4 rebar reinforcement.
CMU Block basement and foundation walls, reinforced with concrete grout and #4 bar 16" OC.
Perimeter drainage inside and out, 4" perforated pipe, incased in washed gravel, covered with filter cloth.
All draining running to daylight.

CONCRETE

Concrete slabs, min 4" thich with fiber and #4 rebar reinforcing as necessary. All concrete mix @ 3500 PSI.

STRUCTURE

Louisiana Pacific I-Joist floor framing with Advantech plywood.
2x6 Exterior walls.
2x4 Interior walls.
2x12 Roof framing.

ROOFING

Tamco Heritage 50 Yr. shingles
Cor-A-Vent ridge vent.
Aluminum Drip edge at all rakes and fascias.
Standing Seam Copper roof on front porch.
Aluminum Gutter and Downspout.

SIDING & EXT. TRIM

Hardiplank Lap Siding smooth.
Eldorado Stone Veneer
Azek PVC trim on corners, windows, stair risers.
Aluminum wrapped fascia and rake boards.
Wolverine Restoration Vinyl soffits and porch ceilings
Pressure treated decks with Trex decking.
Permacast columns.

WINDOWS & PATIO DOORS

Anderson 400 Series windows and patio doors with Pre-finished interiors and Low E Glass.

EXT. DOORS

Therma True Classic-Craft front door.
Therma Tru Smooth-Star remaining doors.
Wayne Dalton overhead garage door.

FIREPLACE

Lennox Montebello Series direct vent gas fireplace.
Painted wood mantle surround with granite inset and hearth top.

INTERIOR DOORS

Six panel Colonist smooth finish semisolid doors.
Schlage Brushed Nickel Hardware.

INTERIOR TRIM

3 ¼" Adams casings.
1x8 Base with WM163 cap.
Wanscot with chair rail, first floor.
Two Piece Crown WM97 / WM47, first and second floor, excluding closets.

CABINETS

Kraft Maid kitchen and vanity cabinets
Granite or Marble tops with under-mount bowls

STAIRS

Main stair, open stringer closed riser stair with Red Oak treads, painted rise and stringer.

FLOORING & TILE

Red Oak Select 3" strip flooring with natural finish in all first floor rooms and second floor hall.
Ceramic Tile flooring in all bathrooms.
Ceramic wall tile on the walls of all showers and tub areas to a height of 7' above floor.

APPLIANCES

Jenn Air kitchen appliances. All stainless.

HVAC

Two zone Trane 14 SEER systems.
Heat pump backed up with LP fired forced air furnace conditioning the basement and first floor.
Heat pump with electric back up conditioning the second and third floors.

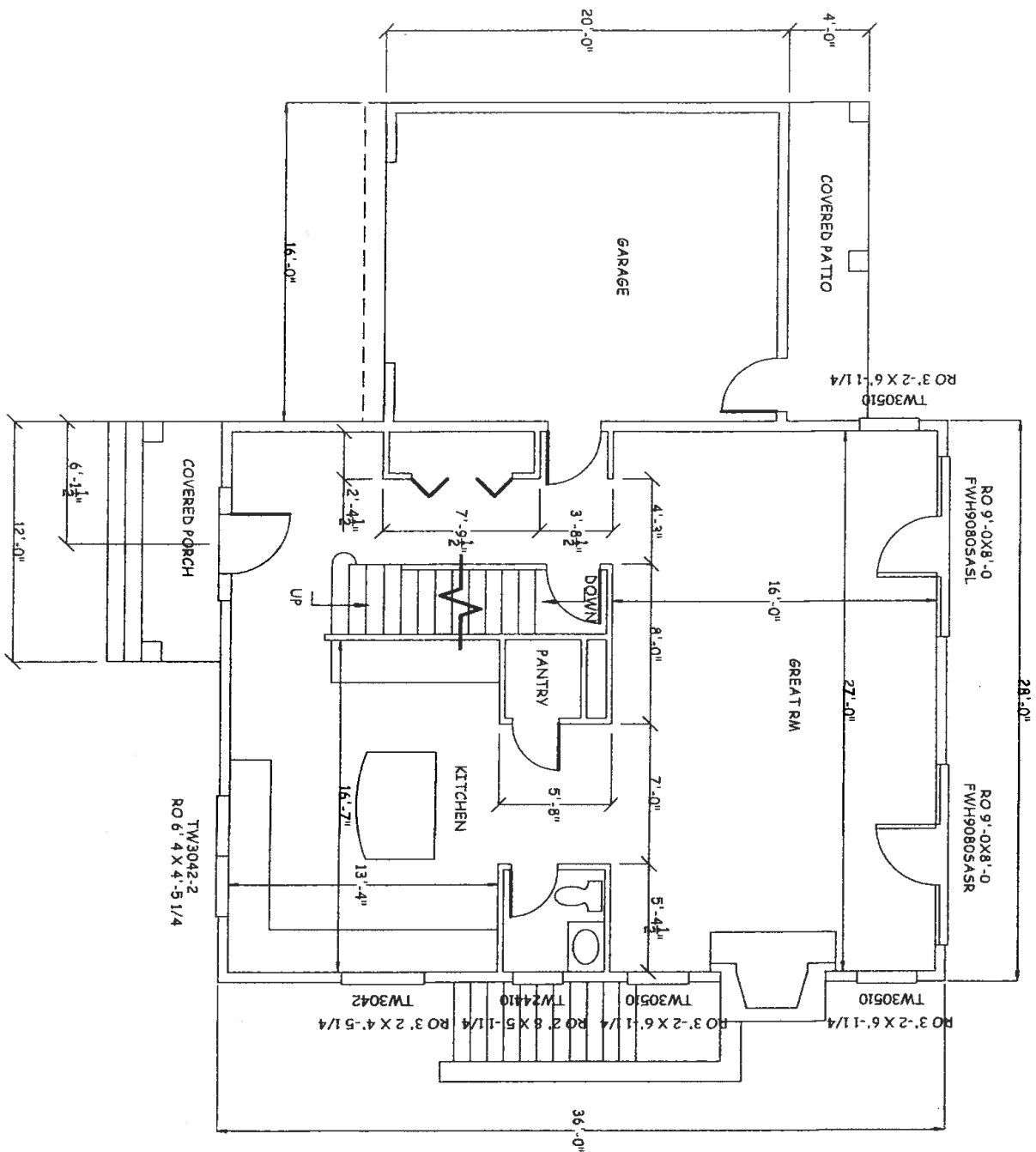
PLUMBING

Water piping CPVC
Waste piping foam core PVC
Gas piping schedule 40 black steel
Electronic hot water heater with circulator pump.
500 Gal. buried LP gas tank.

ELECTRICAL

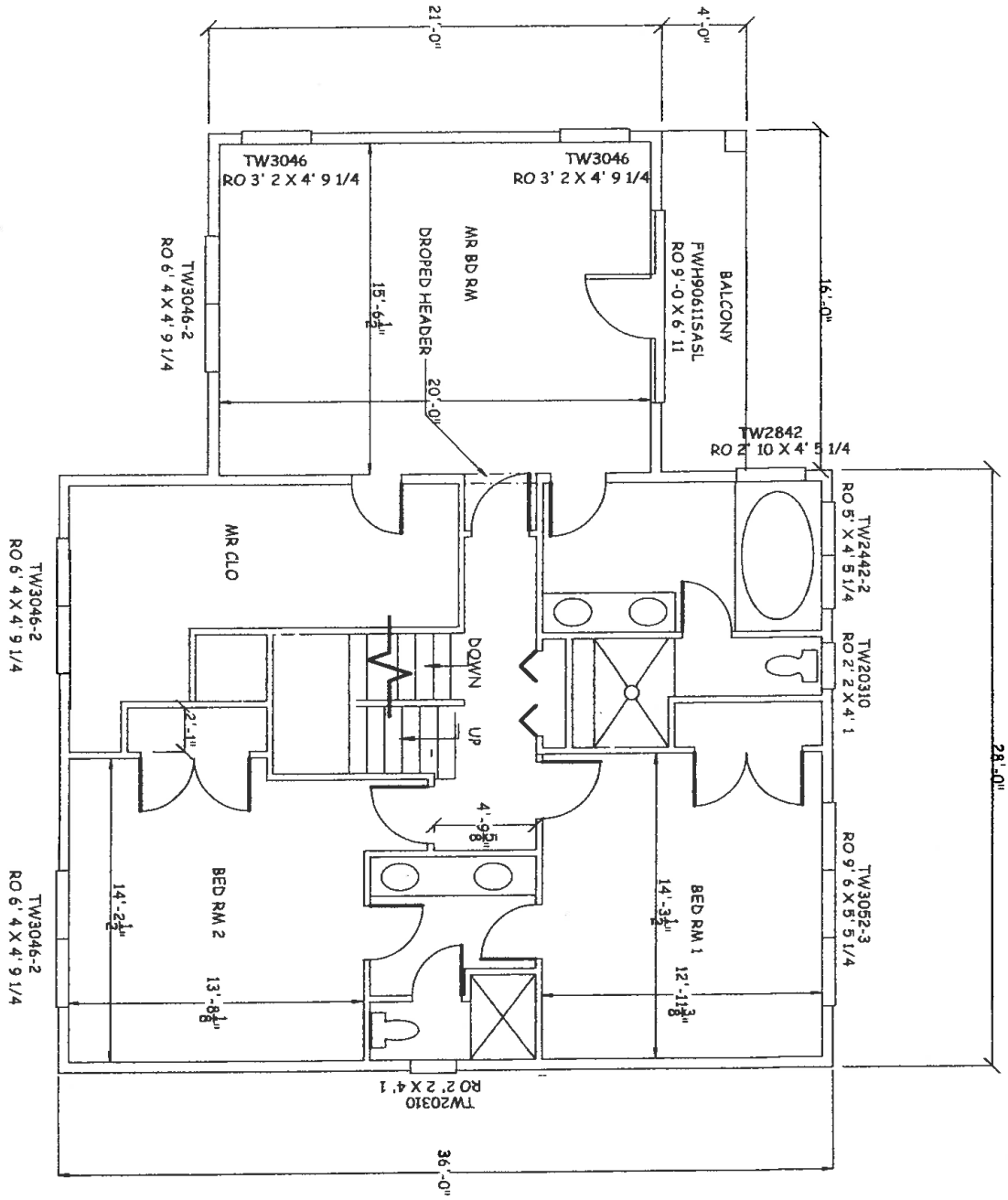
400 Amp service
Security system
Pier and shoreline sold in "as is" condition

All information is deemed reliable, but is not guaranteed.

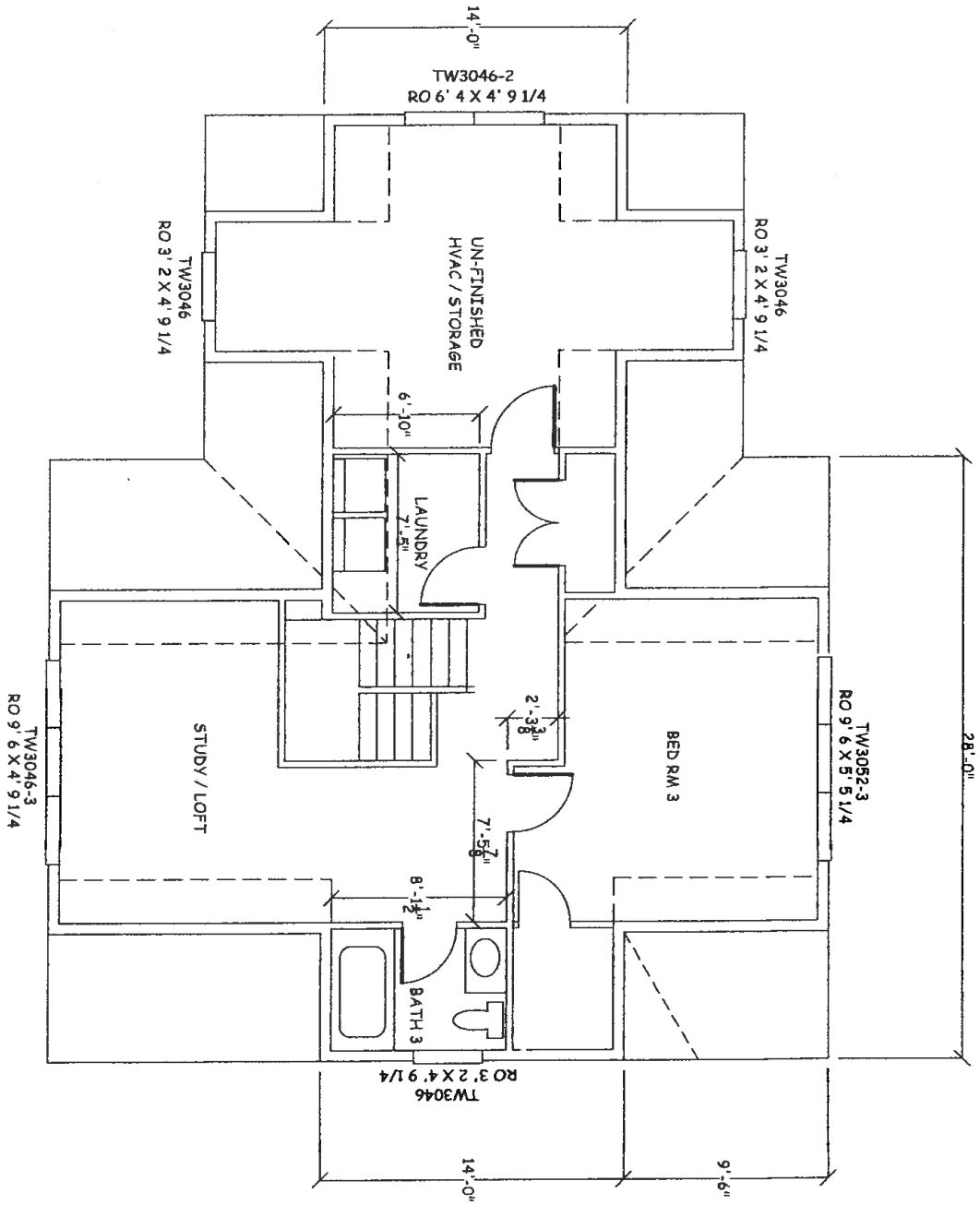


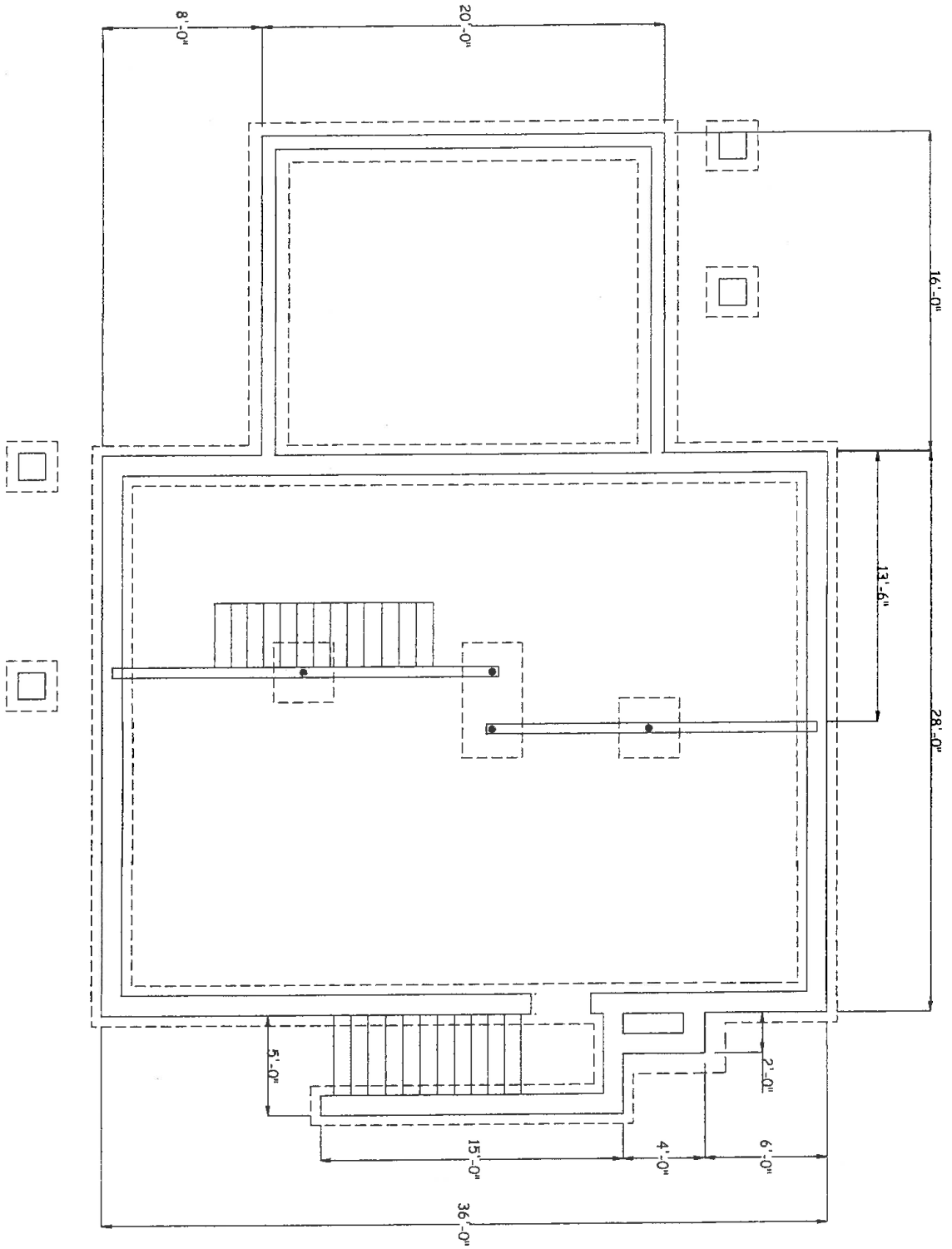
FIRST FLOOR PLAN

SECOND FLOOR PLAN



THIRD FLOOR PLAN



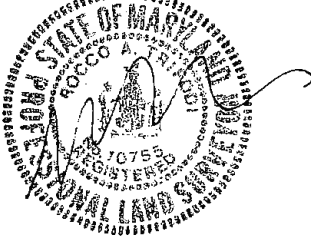


FOUNDATION / BASEMENT

SURVEYOR'S CERTIFICATION

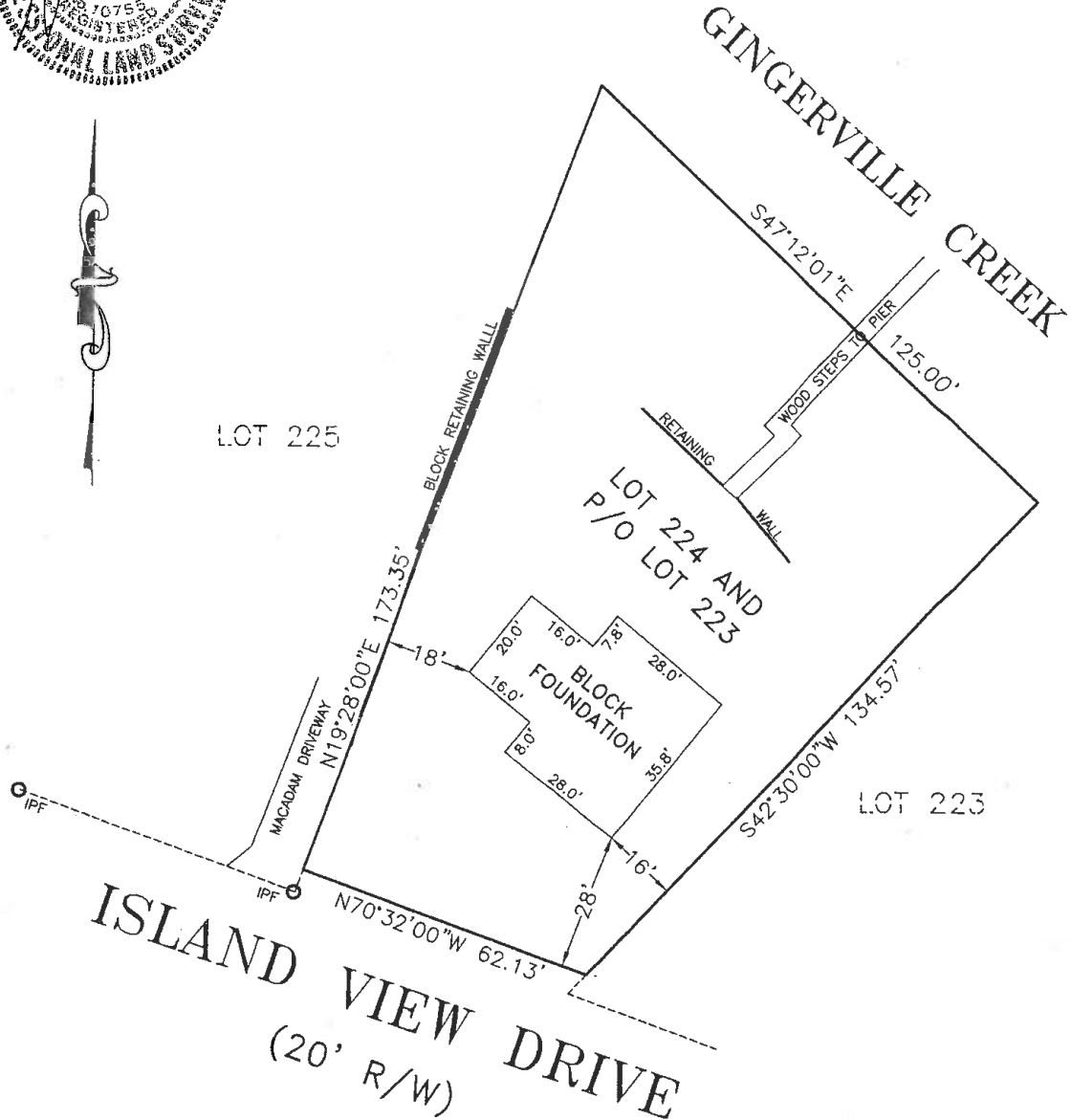
THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSES OF LOCATING THE EXISTING IMPROVEMENTS WITH SAID IMPROVEMENTS BEING LOCATED AS SHOWN.

[Signature] 3/12/07
 ROCCO A. TRIPOLI
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION #10765



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NO TILE REPORT FURNISHED TO THIS OFFICE.



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LOCATION SURVEY
 LOT 224 AND P/O LOT 223
 SECTION F
CAPE St. JOHN
 TAX MAP 50, GRID 24, PARCEL 76
 2nd DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND
 SCALE: 1"=30'
 MARCH, 2007