

18 Oakridge Court • Lutherville Timonium, MD 21093

IN TOWN

2019 we purchased the home and it had not seen any improvements in 35 years.

It was in need of care and renovation.

Improvements made in 2020 unless otherwise noted

ENTRY HALL

- removed old carpet and replaced with commercial grade faux wood flooring.
- removed popcorn ceilings and replaced with sheetrock ceiling
- installed chandelier

FIRST FLOOR POWDER ROOM

- removed popcorn ceilings and replaced with sheetrock ceiling
- installed custom made Mexican Talavera sink and sink cabinet with custom built
- drawers that fit around water main valve
- removed cracked tile flooring and replaced with commercial grade faux wood
- flooring
- installed sconces and ceiling mounted lighting fixtures
- replaced door with upgraded semisolid core doors
- new door hardware

FIRST FLOOR COAT CLOSET

- installed new doors semi-solid core and new door hardware

FIRST FLOOR UNDER STAIR STORAGE

- created under stair storage area
- installed new door semi solid-core and new door hardware

FIRST FLOOR OPEN KITCHEN/FAMILY/DINING ROOM (old kitchen was very small and very out of date)

- created new floor plan and re-designed space for modern day life

- new shaker style custom kitchen cabinetry & quartz countertops
- installed externally venting variable speed fan above range with lights
- using reclaimed and custom sourced thick beams, installed wall shelving with hand
- forged brackets
- removed popcorn ceilings and installed sheetrock ceiling with recessed LED ceiling
- lights throughout the kitchen/family, dining area.
- installed sconces above range
- replaced flooring with commercial grade faux wood flooring
- installed plantation shutters on all windows
- created custom kitchen island with butcher block counter top, drawers and cabinets,
- including place to sit at counter on stools
- purchased new energy star appliances: refrigerator, range and dishwasher
- installed deep stainless steel sink with new faucet
- installed garbage disposal

FIRST FLOOR OFFICE

- removed popcorn ceilings and installed sheetrock ceiling with recessed LED lighting
- added ceiling fan
- removed old carpet and replaced with commercial grade faux wood flooring
- installed plantation shutters
- replaced door with semi-solid door and new door hardware

LAUNDRY ROOM

- removed popcorn from ceiling
- installed ceiling light
- added single wood shelf above washer and dryer
- added built in wood shelving in corner
- replaced flooring

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IN TOWN

STAIRWAY

- removed old carpet from stairs
- refinished wood stairs
- secured stair railings
- painted stair railings
- installed ceiling lights at bottom and top of stairs

2ND FLOOR PRIMARY BEDROOM

- replaced door to bedroom with upgraded semi solid door and new door hardware
- framed and built new closet in bedroom (with semi solid doors and new hardware)
- installed new commercial grade faux wood floors
- added ceiling fan
- installed plantation shutters on windows

2ND FLOOR PRIMARY BATHROOM

- all new tiles on floor
- new two person vanity with dual sinks and marble top
- new faucets
- new towel bars and hooks
- new doors (semi solid core) and new door hardware
- two new medicine cabinets
- installed sconces and ceiling light
- separate toilet room
- luxurious two person expansive shower with new tiles on floor and shower walls
- fitted with two Grohe's dual but separate shower controls with rain showers and
- hand held shower heads
- Bluetooth enabled shower light/music/fan system

2ND FLOOR PRIMARY BEDROOM WALK IN CLOSET

- flooring replaced
- new door and hardware
- installed ceiling light
- installed wood shelving

2ND FLOOR BEDROOM #2

- new commercial grade faux wood flooring
- installed plantation shutters
- replaced closet doors with upgraded semi solid doors and new door hardware
- installed Hunter ceiling fan

2ND FLOOR BEDROOM #3

- new commercial grade faux wood flooring
- installed plantation shutters
- new closet with doors (2023)

2ND FLOOR HALL BATHROOM

- replaced bathroom entry door with upgraded semisolid door and new hardware
- installed Kohler sink and chrome faucet
- new Quartz countertop on vanity
- installed sconces at vanity for either side of mirror
- installed Chandelier
- new towel bars and hooks
- new cabinet for storage

OTHER IMPROVEMENTS

- Front Landscaping (within home's gate) 2022
- Back Landscaping and Plantings (2022)
- Back patio removed and new stamped concrete patio installed (2021)
- New HVAC unit (July 2022)
- New Large Capacity Hot Water Heater (2020)

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IN TOWN

What do the Monthly HOA Dues pay for....?

- maintenance and repair of the private roads
 - entry gate repair and maintenance
 - trash pick up and recycling pick up 2x per week
 - use of on site dumpsters
 - snow removal from roads and sidewalks
 - maintenance, repair & cleaning of gutters
 - car wash station
 - community grounds
 - landscaping and lawn maintenance of all grounds outside of personal gate in front, and beyond personal gardening area in back
 - roof maintenance, repair & replacement
 - opening & closing of community's swimming pool
 - maintenance of community's swimming pool including all chemicals
 - hiring and scheduling of lifeguard
 - maintenance and repair of pool house (community bathrooms, showers and changing rooms)
 - maintenance and supply of all pool area furniture
 - maintenance and repair of tennis courts and pickleball courts
 - Full Time (Monday-Friday) On Site Maintenance Man
 - external siding replacement & repair
 - external painting
 - All Water and sewer charges for individual homes is covered by monthly dues
 - property management services App which can be utilized to file maintenance requests
 - tree service
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- cost \$495