

1213 CLEARFIELD CIRCLE - IMPROVEMENTS – 2024

- Exterior – new landscaping, new CertainTeed Main Street Colonial White siding - single 8” wood grain, new shutters, new asphalt driveway, added Ring doorbell, new outdoor lighting, new front door, added front porch, new bluestone walkway, new Trex Transcend deck (approx. 29’x16’; color – Jasper), new rear garage door, new outdoor frostproof spigots, new Baldwin door locks, new mailbox and post; new weather stripping for garage door and new garage door keypad, 2 garage remotes
- Completely renovated kitchen with new cabinets, cabinet hardware, 10-foot kitchen island, faucet, sink, disposal, quartz countertops, GE appliances; pendant lighting, added closet to be used as pantry or broom/vacuum closet
- Completely renovated bathrooms – quartz countertops in upstairs bathrooms; Gerber Avalanche Elite toilets in all bathrooms; added skylights in upstairs bathrooms
- Floors - new hardwood floors on first floor; new LVP flooring in basement; sanded and stained hardwood floors on second floor (added new hardwood in upstairs hallway); all new tile in mudroom, powder room, laundry room, bathrooms, fireplace surround and hearth; hardwood floors are stained with Dura Seal stain - color is Weathered Oak. All tile from Hunt Valley Tile.
- All new trim throughout house & crown molding on first floor
- Faucets – all purchased from Ferguson
- Basement – completely renovated with LVP floors, recessed lighting; insulated basement walls before drywalling; new stairs; new sump pump
- New laundry room on second floor with Speed Queen washer and dryer, base and wall cabinets, quartz countertop, and sink
- New mudroom with built-ins
- New interior solid core doors for all rooms and closets
- New windows in kitchen, primary bathroom, powder room and new skylights in upstairs bathrooms
- New cordless blackout cellular shades in all bedrooms and cordless blinds in primary bathroom and first floor rooms in front of house
- Added LED recessed lighting in all rooms
- Added HVAC system for second floor – two zones now in house – new thermostats
- New 50-gallon gas hot water heater
- New electrical service – removed all aluminum wiring – new 200-amp EATON/Cutler-Hammer panel in basement; added 60-amp EATON/Cutler - Hammer sub panel in garage ready for EV charger
- Garage floor is epoxy (color – gravel)
- Woodburning Fireplace – has been inspected and 11” liner has been installed, new cap and cage on chimney; new surround tile and hearth; new fireplace doors and mesh spark guard

- Entire house is painted Sherwin Williams #7004 – Snowbound; trim is painted Sherwin Williams Extra White (paint & primer in one) – semi-gloss; crown molding above kitchen cabinets was color matched to cabinet color – sheen is satin, and paint is Sherwin Williams Urethane Trim Enamel paint
- Lot has been surveyed and pin set marked; house faces north, and rear of house gets full southern sunlight exposure
- New smoke alarms/carbon monoxide detectors on all floors and in all bedrooms – 7 total
- Radon system added
- Air ducts cleaned – August 2024
- Windows cleaned – August 2024
- No lead paint in house – see Maryland Department of the Environment inspection certificate # 1109133
- Public water, public sewer, gas heat
- Lawn care paid through week of October 7, 2024
- Annual HOA dues - \$370
- Schools: Riderwood Elementary School, Ridgely Middle School, Dulaney High School

Seminary Ridge offers walking trails throughout the neighborhood.