

14836 Carroll Road • Phoenix, MD 21131
UPDATES AND IMPROVEMENTS

EXTERIOR AND SYSTEMS

- Installation of whole house water system to include reverse osmosis water filtration and UV light
- Installed two high efficiency mini split systems for heating and cooling on main floor
- New CertainTeed vinyl siding on all exterior. Shingle shake style on lower level and board & batten style on second level
- New foam insulating sheathing & Tyvek wrap for improved insulation under siding
- Low maintenance corner trim board & soffit boards replaced with PVC board
- Replaced gutter systems on sides and back of home
- New high efficiency, argon filled, double hung & casement style vinyl windows with Low E glass (except front of home which were left original for historical purposes – original windows removed are stored on the property to repurpose for future “greenhouse” project at the stone walls area adjacent to the garage)
- Replaced exterior wood doors with steel French doors & new hardware
- Added programmable thermostat for oil heat
- Added smart door lock at front door
- Refurbished/painted and rehung the front storm door
- Installed new split rail fencing with gate along the front of home
- Added and replaced exterior lighting
- Upgraded electrical for back-up generator
- Tree and garden work as part of property clean out/up and demo of small doghouses/storage
- Pool House converted to year-round use:
 - Built an addition off of the rear to house the new utilities
 - Upgraded water system and water heater
 - Added high efficiency mini split for heating and cooling
 - Added electrical subpanel to support new HVAC



Elizabeth Atwood • Agent
Krauss Real Property Brokerage

elizabeth@krauss.house
C 410.458.6471 • O 410.329.9898



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INTERIOR GENERAL

- Whole house painted including walls, trim, built-ins
- New lighting fixtures
- Structural repairs and upgrades were made to subflooring and structural framing to support flooring in Living Room, Dining Room, Kitchen areas
- All commodes replaced with high new high efficiency
- New seagrass area rug and matching stair runner in Living Room
- Recessed lighting and pendant lighting
- Kraftmaid maple cabinetry customized counter to ceiling to sit further recessed on counter, trim and kickplate, beadboard, with specialty sized cabinet pulls
- Restoration Hardware lighting fixtures inside and outside
- Quartz Counters
- Kohler cast iron 30 -inch farmhouse apron sink
- Bertazzoni Appliances include:
 - 48" Five burner induction range with high flow vent hood
 - Built in 36-inch refrigerator/freezer with cabinet facing doors
 - Dishwasher with cabinet facing doors
 - Delacour oil rubbed bronze bridge faucet set with sprayer

2019 EXPANSION / RENOVATION

Dining Room

- Exterior side door into dining room was closed and replaced with a window
- Narrow doorway into kitchen was closed and drywalled and exterior wall against old screened porch wall opened into newly created breakfast room
- New red oak hardwood floors installed
- Custom wood doorway header

Kitchen / Breakfast Room /Mud Room

- Foot print of the existing covered screened porch was utilized to incorporate into the home to create the breakfast room, expanding living space by approximately 126 sq ft
- Small addition created to join the Breakfast Room into the Family Room for connectivity /flow accented with a salvaged raw timber in the doorway
- Travertine floors throughout
- Custom wood doorway header
- Six casement windows, gabled rear door into the Breakfast Room
- Custom oversized window at kitchen sink
- Upgraded electrical to support new appliances

- Mud Room renovation included creation of the gabled side door entrance
- Installed upper cabinetry and counter space in Mud Room and included electrical inside cabinet for appliance/microwave
- New high efficiency commode installed in Powder Room with travertine flooring installation

Primary Bedroom /Bath

- Space was borrowed carefully from the adjacent secondary bedroom to expand the bathroom and create new walk-in closet
- Primary bath gutted and replaced. Walk in ceramic time shower with multi-head shower and custom glass enclosure, high efficiency commode, ceramic tile flooring, Restoration Hardware vanity, sconces and recessed lighting



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ADDITIONAL INFORMATION

- Age of Cooling System – Central Air approximately 10 years old
- Three “Mini Splits” – approximately 5 years old
- Oil Radiator Heating System – approximately 10 years old
- Hot Water is Oil
- Oil Tank is located in the basement and is 250gal tank with delivery from Krusinger Oil
- There are 2 basement/cellars both accessed from the outside and contain the mechanicals
- There is a landline for phone
- Starlink is used for wi-fi internet and cell phone signal. Router gets generator back up during any power outage
- Approximate oil/electric \$400/month
- Pool is approximately 20 years old - gunite and chlorine, no heat
- The property was added to the Final Landmarks List in 2002. The Hartman-Kenney House. Documents are included with the Disclosure Package



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