

## 7 Chris Eliot Court • Cockeysville, MD 21030

- True Southern Exposure (rear of the house), Warm in Winter (sunny), Cool in Summer (no sun)
- EXTREME PRIVACY on the edge of the Oregon Ridge Park. A 500-ft, 8-ft tall invisible black metal fence separates the backyard from the woods
- Plumbing Rough-In: (1) Library, (2) Suite Above Garage, and (3) Basement
- First Floor Bedroom/Office with half-bath
- All-wired-sensors alarm system, no Wifi sensors for security, completely updated in 2006.
- Suites: Two, (a) top of Garage with Full Bath, (b) 3rd Floor with Half-Bath, both ~1100 SqFt.each.
- Hardwood (Oak) Floors throughout the house In addition to Marble Floors in the FM, LR, DR, Foyer.
- Freshly Painted in April 2024, all exterior wooden Doors & Windows
- Unlimited hot water via two top of the line tankless water heaters. The electric (Master Bedroom Suite) unit (99000 Btu) was installed on December 15th 2020 and the LP-based unit (199000 BTU) was installed in December 2022.
- Solid Custom Brick-Exterior construction with 2" x 6" studs
- ALL PLASTER WALLS: 1st Floor
- A comprehensive (many outlets) Central Vacuum System
- 100% copper water tubing throughout the house
- Cedar exterior dormers
- Benjamin Moore paint throughout the house
- Marble floors first level foyer living room family room and dining room
- Professionally designed and installed well-water system filters in addition to a whole house filter and a drinking water filter
- HVAC: Seven Independent Zones, each with its own separate system
- First level newly installed oil-fired Lennox HVAC - two units, one for the kitchen family room area the other one for the dining room and the foyer and the living room
- Newly installed master bedroom Lennox HVAC heat pump
- Newly installed 2nd floor Lennox HVAC heat pump
- The suite on top of the garage area has a Lennox HVAC heat pump newly installed
- Professionally sealed blacktop driveway
- A four-car garage with freshly painted walls
- Third floor freshly painted Benjamin Moore throughout and brand new laminate floor professionally installed in January 2023
- First and second floor laundry
- Cedar closet (second floor)
- Maintenance free cement based roof with spare parts stored in the backyard shed
- Custom one-of-a-kind hand-made stair rails from Germany
- 7 Working Fireplaces, 4 on the first floor, 2 (rough-ins) in the basement, 1 LP-fired in the Master Bedroom
- Wood stove, Hearthstone brand with Brazilian soapstone installed in the kitchen fireplace area in 2012
- 120 gallon LP tank installed outside for the kitchen and the main tankless water heater
- Heating oil tanks: Two 250-gallon Tanks
- Outside access to the basement for contractor maintenance crew (13 steps)
- Inground salt water swimming pool, 40 ft x 20 ft in excellent condition, refurbished in 2012, Salt-Water Cell replaced in 2024, good for 7 years
- Firewood shed storage for five cords
- No tall trees around the house that could present danger in high wind storms
- Very large garage area, 75 ft long x 60 ft wide
- 800 amp electrical system with four panels
- Kitchen: 2 DishWashers, 2 Electrical Ovens, Ice Maker, Warm Drawer, Microwave Oven, KitchenAid Refrigerator

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*\*The information contained herein is provided by the Seller and is believed to be accurate but not guaranteed.*



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