

~ a *Martin's Cove Retreat* ~

397 FOREST BEACH ROAD

ANNAPOLIS MARYLAND 21409

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With water views of Martin's Cove on one side and waterfront access to Mill Creek on the other, this cozy cedar-sided retreat packs a real bang for your buck!

The rolling, partially wooded almost 2 1/2 acre lot guarantees privacy + accessibility to all the enjoyment of waterfront living in the Annapolis area. Originally built in 1996, the home has been renovated + upgraded over the last four years by the current homeowners. With almost 2000sf, this home has three bedrooms + two full baths + boasts many modern details + amenities. The charming new portico leads to an open floor plan with soaring ceilings + views from every window. The new rough-cut stone front fireplace + heated floors make for comfortable living. You will just love the completely renovated knock-out new kitchen + bar!

Upstairs, spoil yourself in the private Primary Suite with water views of Mill Creek or soak in the new free-standing oval spa bath. The newly carpeted finished Lower Level provides a great family room and/or office space + there's plenty of room to easily add an additional bedroom if desired.

For supreme relaxation, kick back on the covered rear screen porch + watch the light flickering on the cove between the trees. In the morning listen to the faint sounds of the Naval Academy's "National Anthem" or enjoy their evening rendition of "Retreat". Meander along the newly cut nature trail + watch ospreys swooping overhead while harvesting blueberries. Hang out on the new 70' long extra wide pier on Mill Creek or lower your lift, hop in your boat + be in the Annapolis Harbor within 15 minutes! This really is a relaxed retreat for those that want to be minutes away from everything but truly value nature, privacy + simplicity.

*By car, 10 minutes to Anne Arundel Medical Center, 8 minutes to Downtown Annapolis + quick access to 97, 50, Ritchie Highway and, of course, the Bay Bridge!*

**MAIN LEVEL:**

- **MUD ROOM:** 10' 6" L x 7' W

Attractive entry with decorative wire ceiling mount fixture, oversized closet with rod + shelf + two panel doors with bronze lever handles + 8" x 8" rusted slate-look ceramic tile flooring laid on the diagonal. A rustic coat hook provides plenty of room for extra outdoor gear. *Access to Foyer + Living Room*

- **FOYER AREA:** 9' 6" L x 9' W

Drum ceiling mount light fixture with wood trim + 3' L x 6" W porcelain wood-look plank flooring with radiant underfloor heat. *Access to Upper Floor, Living Room, Mud Room*

- **LIVING ROOM:** 13' L x 15' 6" W

Open space layout with cathedral ceiling, 7' H double glazed windows with wood trim + new solar roller shades, ceiling fan, wood burning fireplace with rough-hewn stone front, mahogany mantle + honed marble hearth, built-in bookshelf with adjustable shelves, a mini-work space with base + wall cabinets + quartz top that match Kitchen cabinets + a continuation of the 3' L x 6" W porcelain wood-look plank flooring with radiant underfloor heat. The South facing window wall that faces Martin's Cove has an oversized half-round window and a series of seven (7) 30" x 30" wood trimmed windows with cellular shades. *Access to Dining Area, Kitchen, Upper Level + Foyer Area*

- **DINING AREA:** 13' 6" L x 12' 6" W

Cathedral ceiling with metal + glass ceiling mount chandelier, 7' H double glazed windows with wood trim + new solar roller shades, two (2) matching glass paned doors with brushed nickel lever handles + a continuation of the 3' L x 6" W porcelain wood-look plank flooring with radiant underfloor heat. *Access to Living Room, Kitchen, Screened Porch, Side Deck + Laundry Room*

- **KITCHEN AREA:** 15' L x 9' 6" W

Completely renovated with recessed down lighting, three industrial-look pendant lights with glass shades and nickel trim on dimmers hanging above the 6' 5" L x 4' 2" D center island (seating for three) with white quartz countertop. The island has two additional StarMark "Blueberry" colored base cabinets with shelving, a gliding garbage + recycle bin cabinet with brushed nickel cup pulls, a white deep farmhouse sink with disposal + brushed nickel gooseneck faucet + a stainless KitchenAid Energy Star dishwasher. The kitchen features all StarMark 42" H wall cabinets with crown moulding, under-cabinet lighting, soft close feature, brushed nickel knobs + white quartz countertops. The base cabinets have wood interior roller shelves, oversized corner lazy-susan + soft close mechanism. Stainless KitchenAid 5-burner gas (propane) stove with double ovens, exhaust hood with down lighting + a full height 6" glazed "ripple" subway tile backsplash with chevron pattern wood-grain glass tile insert + a continuation of the 3' L x 6" W porcelain wood-look plank flooring with radiant underfloor heat. *Access to Living Room, Dining Room, Laundry Room + Main Level Bedrooms*

- **BAR AREA:** 8' 6" L x 5' W

StarMark wall cabinets with glass-paned doors with soft close + interior glass shelving with lighting, crown moulding + brushed nickel knobs. Base cabinets with soft close, brushed nickel cup pulls + knobs, Whirlpool lighted wine cooler with 6 shelves, deep drop-in round stainless sink with brushed nickel gooseneck faucet, quartz countertop + a full height 6" glazed "ripple" subway tile backsplash with chevron pattern wood-grain glass tile insert + a continuation of the 3' L x 6" W porcelain wood-look plank flooring with radiant underfloor heat. *Access to Living Room, Dining Room, Laundry Room + Main Level Bedrooms*

- **LAUNDRY ROOM:** 8' 6" L x 7' 3" W

Enter through the sliding barn door, brushed nickel stamped glass industrial-look ceiling mount fixture, StarMark 42" H wall cabinets with soft close + brushed nickel knobs, storage closet with shelving + bi-fold doors + double hung sash window with faux wood vinyl blinds . Oversized Samsung (Steam Moisture Sensor) top loading Dryer + Samsung AquaJet VRT Washer with glass lid. *Access to Side Deck, Kitchen, + Lower Level Full Bath*

- **FULL BATHROOM:** 9' 6" L x 8' 9" W

Bronze + glass ceiling mounted light fixture, two industrial-look vanity sconces with glass shades, double hung sash window with faux wood vinyl blinds, large lavatory with marble top and shelves + undermounted ceramic sink with brushed bronze faucet. Combination tub/shower with full height ceramic tile surround + 24" L x 12" W "linen-look" neutral ceramic floor tile. *Laundry Room + Bedroom 3*

- **BEDROOM 2:** 12' L x 11' 6" W

Comfortably sized room with large closet with double bi-fold doors, rod + shelves, two large double sash windows with black-out cellular shades + pine flooring + six panel door. *Access to Foyer Area, Living Room + Kitchen*

- **BEDROOM 3:** 14' 6" L x 12' 3" W

Comfortably sized room with two large closets with double bi-fold doors, rod + shelves, two large double sash windows with black-out cellular shades + pine flooring + six panel door. *Access to Main Level Full Bath, Kitchen + Foyer Area*

**UPPER LEVEL:**

- **PRIMARY BEDROOM (BR 1):** 15' L x 12' W

Cathedral ceiling with ceiling fan with wood blades + brushed nickel trim, bank of large double sash windows with black out cellular shades + drapery treatment, Mitsubishi split AC/Heating unit with remote control, pine wood flooring + solid wood six panel door. Ample room for additional seating.

- **PRIMARY BATHROOM (FB 1):** 12' 6" L x 8' 6" W

Within the Primary Suite is the generously sized Full Bath with vaulted ceiling with down lights, a double sink wall-hung vanity with four industrial look brushed nickel wall sconces with glass globes, oversized mirrored medicine cabinet, freestanding oval deep soaking tub with floor mounted faucet handheld spray, walk-in shower with two brushed nickel shower heads (one center rain shower), full height white subway tile, two decorative niches with glass + mirrored tile, natural pebble shower pan + a perfectly placed 30" x 30" window with black out roller shade for southern light.

- **SITTING ROOM / NURSERY:** 13' L x 7' 6" W

Vaulted ceiling with iron globe mounted fixture, three light track lighting strip, two closets with pine flooring + rod + shelves + solid wood double six panel doors with bronze knobs, neutral level-loop carpet + a perfectly placed 30" x 30" window with black our roller shade for southern light.

**LOWER LEVEL :**

- **FAMILY ROOM:** 24' 6" L x 14' W

Open area with recessed down lighting, three (partial daylight) windows + newly installed neutral cut pile carpeting. Plenty of room to add another Bedroom + still maintain Office/Family Room area. Also, additional lighted storage area.

- **STORAGE ROOM ONE:** 13' 9" L x 7' 9" W

Separate area with panel door + cement floor.

- **STORAGE ROOM TWO:** 12' 9" L x 7' 3" W

Separate area with panel door, extra stainless refrigerator with ice maker + cement floor.

## **2017 - 2021 RECENT UPGRADES:**

### **INTERIOR:**

#### **MAIN LEVEL:**

- **KITCHEN (2017)** - Complete kitchen upgrade with all new KitchenAid appliances, quartz counter tops, porcelain farmhouse sink (Signature Hardware), brushed nickel fixtures (Signature Hardware), custom bar area, custom soft close StarMark Cabinetry (American made), custom wood-grain glass tile backsplash, wine/drink fridge + new barn door on bronze industrial sliding track.
- **LIVING/DINING AREA (2017)**: Porcelain Saddle Brook wood-grain plank tiles (color: Oak Trail), solar roller shades throughout, all new light fixtures (dimmers over kitchen island + dining area), new firebox, mahogany mantel, stone fireplace face, honed marble hearth, new built in shelving in living room + custom built double entry closet.
- **FULL BATHROOM (2017)**: new vanity with new bronze fixtures, linen-look porcelain tile + new bronzed wall sconces + ceiling mount fixture.

#### **UPPER LEVEL:** Complete redesign + renovation of all Upper Floor areas

- **PRIMARY SUITE (2017)**: wall to wall carpet in sitting room + stairway, new downlighting, custom built double closets, new remote-controlled split heating/cooling unit + new Hunter ceiling fan + new roller blackout shade
- **PRIMARY FULL BATH (2017)**: new double sink wall mounted vanity, new KOKSS soaking tub with chrome floor mounted water spout, oversized separate shower with double shower heads (center rain shower head), custom ceramic tile in shower niche + natural river stone shower pan, decorative ceramic floor tile + new roller blackout shade

#### **LOWER LEVEL:**

- **(2020)**: new oil burner, hook ups for gas lines (if owner prefers to convert to propane heating) + newly insulated + painted storage space (to improve climate efficiency)
- **(2018)**: Renovation creating two large separate storage rooms, additional refrigerator for storage, new shag cut pile neutral carpeting + ample room for fourth bedroom

### **EXTERIOR:**

- **(2020)**: Completely new 70' pier with 20' party platform + 25' finger pier with two deep water slips + copper-capped pilings, 10,000 lb boat lift, water, electric hook ups, in-use osprey stand + partial metal safety fencing with latched gates
- Entire exterior of home repainted in Behr's "Durango Blue" with custom 5" wide craftsman-style wood trim installed around all outdoor windows + doors
- **(2019)**: custom built covered rear screen porch with metal farmhouse light on dimmer over eating area, two Smart Fans with lights on dimmers, separate seating area, screen doors with access to side deck with bench seating + grilling area, the fenced + gated back yard with raised garden bed + walk-in under-deck storage area with latched door
- **(2018)**: new hardscaping including driveway entrance garden, inlaid boulder steps to waterfront area, wood chipped circular walking trail, fire circle (stones harvested from historic home in Greenspring Valley) + blue-stone gravel driveway expanded + replenished to create 4-car parking pad (by Landscrafters, LLC)
- **(2017)**: Fully enclosed rear and side yard with Fitzsimmons gothic fencing, new 8ft x 4ft storage shed, installed buried 100 gallon propane tank for stove burners and/or possible conversion to gas heat/generator, custom built custom kayak storage rack w/ shingle roof, redesigned front of home with a new entrance portico + front porch with Trex decking (by Brightwood Builders)
- **(2015 approx.)**: former owners installed a 50 year Architectural asphalt shingle roof