

# Historic Charmer in Lake Evesham

6014 PRESCOTT AVENUE Baltimore 21212

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Tucked away on a quiet dead-end street in historic Lake Evesham this 1935's cottage is packed full of upgrades + charm! With 4-5 bedrooms + 3 full bathrooms it is surprisingly spacious + adorable! Add in the roomy foyer, the separate living room, formal dining room, loaded kitchen, family room (or Main Level Primary Bedroom) + you're pretty much all set! The home has high ceilings, original solid wood trim + baseboards + original refinished pine flooring. The east facing covered front porch provides peaceful space for morning coffee. Want more privacy? Then cozy up on your wrap around back deck with separate grilling + dining areas + enjoy your fully fenced flat, level yard.

If you opt in, you could hang out on the deck overlooking your (inflatable) pool + truly kick back + chill on those warm summer days! Who would know you're less than a 10 minute walk to Belvedere Square, located in the Roland Park school district and only a fifteen minute drive to downtown Baltimore?

## MAIN LEVEL:

### **FOYER:13'L x 10'5"W**

Entry door with lead, frosted + bevelled glass center insert, sidelights + full overhead transom, 8' 6" ceiling, vintage glass globe ceiling mounted light fixture, stucco-look walls, coat closet with original solid wood door with glass knob, 18" x 18" "stone-look" ceramic tile flooring + 6" wood baseboard.

### **LIVING ROOM:13'L x 12' 10"W**

8' 6" ceiling, Tiffany inspired ceiling mount light fixture, vinyl sash windows with magnetic 2" wood slat Hunter Douglas blinds with matching valance, original refinished pine wood flooring and 6" wood baseboard.

### **DINING ROOM:13'L x 11' 10"W**

8' 6" ceiling, Tiffany inspired stained glass ceiling mount chandelier on dimmer, double vinyl sash windows with magnetic 2" wood slat Hunter Douglas blinds with matching valance, original refinished pine wood flooring + 6" wood baseboard. *Access to Living Room, Foyer + Kitchen.*

### **KITCHEN:13'L x 11'10"W**

8' 6" ceiling, LED recessed down lights + spots, ceiling fan with glass globe lights, recessed Polk audio speakers, stucco-look walls, full height KraftMaid wall cabinets with stacked crown moulding + brushed nickel knobs (two with lead glass fronts), matching base cabinets with brushed nickel cup pulls + Silestone quartz countertops + full height ceramic backsplash with inlaid chevron tile trim, stainless extra deep undermount sink with gooseneck faucet + disposal. LG Premium stainless appliances: 5 burner gas range with dual ovens (one is convection), built in microwave, stainless double door French style refrigerator with bottom freezer + ice maker, bar height matching base cabinets with quartz Silestone countertop for extra storage. Walk-in Pantry (4'W x 6'D - easily converted to Main Level Powder Room if desired) with shelving + glass brick window, 12" x 12" ceramic "stone-look" tile floor + 9 light glass door to back deck.

### **FAMILY ROOM (or Main Level Primary Bedroom): 18"L x 10' 5"W**

Three modern style metal + frosted glass wall sconces above a full wall of custom built (adjustable) bookshelves with storage cabinets below + TV mounting area with bracket, flush mounted surround sound speakers installed in ceiling, media closet, vinyl sash windows with neutral fabric Roman blinds, Anderson sliding door with screen to back deck + wall to wall neutral loop carpeting.

### **Ensuite FULL BATHROOM: 7' 4"L x 5' 9"W**

Spa-like atmosphere with 18" x 18" Spanish marble clad walls in full height shower with shampoo niches, chrome Hansgrohe hand held fixture + frameless glass door enclosure, oversized ceramic trough sink with Hansgrohe single lever faucet + storage shelf below, built-in bevelled edge medicine cabinet flanked by modern glass + metal vanity sconces, vinyl sash window with magnetic 2" wood slat Hunter Douglas blinds with matching valance + 18" x 18" Spanish marble floor.

### **UPPER LEVEL 1:**

### **PRIMARY BEDROOM 2: 13'2"L x 11'5"W**

Ceiling mount light fixture, 2 vinyl sash windows with neutral fabric Roman shades, original 2 panel solid wood door with glass knob, wooden pocket door to Primary Full Bath + just cleaned neutral level loop wall to wall carpeting.

### **FULL BATHROOM 2:10'4"L x 9'9W**

Halogen track lighting, recessed down lights, full height subway tiled shower with bench with custom frameless glass enclosure, Kraftmaid vanity with marble counter + drop in sink with Hansgrohe faucet, glass vanity "bar" fixture over extra large mirror, medicine cabinet, chrome double stacked towel bar, hexagonal ceramic tiled flooring + oversized semi-walk-in closet (10'4"L x 3'4"W) with custom interior closet system of double rows of shelves + rods.

### **BEDROOM 2: 13'2"L x 11'5"W (middle)**

Crown moulding, painted paneled walls, built-in raised full sized loft bed with ladder, 2 vinyl sash windows with magnetic 2" wood slat Hunter Douglas blinds, closet with rod + shelves, original 2 panel wood doors with glass knobs + wall to wall loop carpeting.

### **BEDROOM 3:13'L x 13'2"W (front)**

Comfortably sized room with ceiling mounted fan with lighting, 3 vinyl sash windows with magnetic 2" wood slat Hunter Douglas blinds with matching valance, 2 closets - one with built-in shelving and the other with bifold louvered doors + rods + shelves, original refinished pine wood flooring.

### **BEDROOM 4 or OFFICE:10'5"L x 9'9"W**

Ceiling mounted light fixture, 2 vinyl sash windows with magnetic 2" wood slat Hunter Douglas blinds with matching valance, closet with bifold louvered door + rod + shelves + original refinished pine wood flooring

### **FULL BATHROOM 3:7'3"L x 6'7"W**

Cast iron tub + shower, vinyl sash window with white metal mini blind, wainscoting, original medicine cabinet beautifully integrated into new woodwork flanked by 2 modern chrome + glass vanity sconces, pedestal sink with Kohler faucet, tall linen cupboard with mounted towel bar, hexagonal ceramic tiled flooring.

### **LAUNDRY CLOSET + LINEN CLOSET:**

Stacked oversized LG washer + gas dryer in hallway laundry closet. Additional linen closet near laundry.

**LOWER LEVEL 1: 36'L x 23'W**

Unfinished with large workbench + plenty of space for storage, exercise equipment or can easily be finished into living space.

**UPPER LEVEL 2: 37'L x 15'9" W**

Stair access + original wood floor between knee walls. Great for extra storage or finish into living space.

**RECENT UPGRADES:**

**2020/2021:** Freshly stained rear deck, newly painted porch ceiling, columns + floor, new 50 year architectural shingle roof, new 16 Seer Lennox heat pump, new handrail installed at entry stairway, all wall to wall carpeting professionally cleaned, most rooms freshly painted on Upper + Main Level, new cabinet fronts installed on wall + base cabinetry in Kitchen

**2019:** all new gutters + 4" downspouts, 50% new fascia, Upper Level-new paint

**2018:** new stainless French-door refrigerator with bottom freezer

**2017:** outside front garden renovation

**2016:** Paved asphalt driveway, Full Bath renovation

**2014:** New gas hot water heater

**EXTERIOR FEATURES:**

Under-deck waterproof high end speakers, trampoline (may convey, if desired), swing set with rock climbing wall (may convey, if desired), level space for inflatable pool (pool may convey, if desired), privacy fence, mature landscaping with 4 zone irrigation system installed below frost line with digital control in Pantry, security camera/lights on front porch, back deck + sides of home + security system on all exterior doors + most windows including glass break + motion detection.