

# Hillside House in Mt. Washington

1904 Sulgrave Avenue ~ Baltimore 21209

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Perched on just shy of a half acre wooded lot, this remarkably spacious 3 level cottage has it all! Replete with a recent fully renovated uber sleek eat-in Kitchen and additional renovations that finish out the garden view Lower Level with two more bedrooms, a family room and exercise area, there's plenty of space to work comfortably from home and live well with family and friends! A professionally landscaped front garden invites you into a subdued and calming oasis. From the newly painted tiered front porch to the 525+ sf back deck tucked into the lush hillside, you'll feel right at home.

There are 5 to 6 bedrooms (Main Level library easily converted to a Primary Bedroom), 4 full bathrooms, a formal dining room, a light-filled sun room, a cozy den and loads of "nesting" spots for privacy or play! Many interior rooms freshly painted and all carpeting professionally cleaned. Central air conditioning throughout. A short walk to the village, excellent schools and 5 star amenities only minutes away! Stay awhile; you'll be glad you did!

## **MAIN LEVEL:**

### **FOYER: 9'L x 9' 6"W**

Newly painted six-panel solid wood entry door, 8' 8" interior ceiling, new semi-flush mount drum light fixture, floor to ceiling freshly painted paned glass window wall, barn-board clad walls, coat closet with new double barn door style sliders, wood glass-paned entry door to Living Room + 13" x 13" "stone-look" ceramic tile floor

### **LIVING ROOM: 23'L x 13'W**

10' ceiling, oversized plate glass window with Hunter Douglas light-filtering dual shade, wood burning fireplace with painted brick front + 3" thick slate mantel + terra-cotta tile hearth flanked by built-in bookshelves + original refinished pine wood flooring

### **DINING ROOM: 10'L x 15'W**

10" ceiling, brass + glass ceiling mounted chandelier on dimmer, solid wood glass paned French doors to Sun Room, wood 12 over single pane sash windows with Hunter Douglas light-filtering dual shade + original refinished pine wood flooring

### **SUN ROOM: 17' 6"L x 9' 6"W**

8' 8" ceiling, floor to ceiling paned glass window wall, 13" x 13" "stone-look" ceramic tile floor

### **KITCHEN: 18'6"L x 21'6"W**

10' ceiling height, recessed lighting + ceiling mounted fan with nickel finish, sliding glass doors with screen + clerestory window, 3 casement windows with screens + 2" Hunter Douglas wood blinds. Aristokraft cabinetry with oversized nickel pulls, soft-close mechanism, interior rollout shelves + Caesarstone custom made countertops with full height, multi-colored glass tile backsplash. New stainless GE Cafe 5 burner gas stove with self-cleaning oven, Advantium built-in convection microwave, cabinet-depth GE French double door refrigerator with interior water dispenser + bottom freezer with ice maker, over-sized deep stainless under mount sink with gooseneck faucet, insta-hot, disposal + Vollara reverse osmosis water purification system, GE Cafe stainless dishwasher, L island with seating for 4, separate Dining Area with lighted glass-front display cabinet with glass shelves + storage below, separate Pantry for storage, 3'L x 6"W dark gray ceramic "plank style" wood flooring.

***OFFICE (or Main Level Primary Bedroom): 12'L x 14'W***

10' ceiling height, 12 over single pane wooden sash windows with 2" wooden Hunter Douglas blinds, floor to ceiling built-in adjustable bookshelves, original 5 panel solid stripped wood doors with original hardware + glass knob, large closet with shelving + original refinished pine wood flooring

***FULL BATH 1: 10'L x 5'W***

10' ceiling height, 9 over single pane wooden sash windows with 2" wooden Hunter Douglas blinds, original 5 panel solid stripped wood door with original hardware + glass knob, tub/shower combo with ceramic tile surround + integrated shampoo shelves with glass sliding doors, pedestal sink with faucet + medicine cabinet, two glass shade vanity lights + 13" x 13" ceramic tile floor

**UPPER LEVEL 1:**

***SITTING ROOM: 13'L x 10'W***

Cozy room with a dropped ceiling, a modern "wave" style nickel finish halogen light fixture, wall to wall neutral cut-pile carpeting + two sliding windows with screens. This area also has a separate space (12'6"L x 7'6"W) that is perfect as a reading nook or study area with two new nickel modern ceiling mount light fixtures

***PRIMARY BEDROOM: 16'L x 14'6"W***

Generously sized room with a dropped ceiling, freshly painted panel walls, two banks of 10+' closets with sliding doors, two oversized sliding windows with screens + wall to wall neutral cut-pile carpeting

***ENSUITE PRIMARY BATHROOM: 10'9"L x 5'W***

Recessed down lighting + exhaust fan, freshly painted walls, oversized walk-in ceramic tiled shower with frameless glass door, vanity cabinet with marble top + backsplash with glass vessel sink + matching single lever faucet, ceramic tile floor with accent border + one 9 over single pane sash window

***BEDROOM 2: 15'3"L x 12'W***

Dormer style freshly painted wood ceiling, 3 vinyl casement windows with white metal mini-blinds, 2 nautical style wall sconces, 2 closets with rod + shelves + neutral wall to wall cut-pile carpeting

***FULL BATHROOM 2: 8'+L x 9'3"W***

Large dormer-style space with exhaust fan, freshly painted walls, a tub/shower combination with glass sliders, vanity sink cabinet with drop in white ceramic sink + faucet, new modern 2-light vanity bar light, 2 new wall sconces flanking wall mounted medicine cabinet, 2 linen closets with shelves + 12" x 12" ceramic tile flooring

***BEDROOM 3: 9'6"L x 12'W***

Comfortably sized room with wood sash window with matchstick shade, modern metal wall sconce, large walk-in closet (8" x 6'6") with shelves + rods + neutral wall to wall cut-pile carpeting

**LOWER LEVEL 1:**

***BEDROOM 4: 15'L x 13'6"W***

Dropped ceiling, recessed down lights, built-in bookshelf, double door entry to large closet with interior closet system, 2 metal sash windows with cellular shades + neutral wall to wall cut pile carpeting + a 9 light door to rear yard + deck

**FULL BATHROOM 4: 10'3"L x 5'6"W**

Dropped ceiling, freshly painted walls + wood cabinetry, ceiling mount fixture + exhaust fan, large vanity with drop-in sink with drawers + cabinets below, 2 new modern vanity light bars, additional built-in cabinet for linens, tub + shower combination with glass slider door + 8" x 8" ceramic tile flooring

**BEDROOM 5 or STUDIO SPACE: 21'L x 10'6"W**

Comfortably sized bright room with dropped ceiling, freshly painted walls, recessed down lights on dimmers, a wall of 7 vinyl sash windows with screen with all new cellular blinds overlooking rear garden, 3 storage closets of varying sizes + neutral wall to wall cut pile carpeting

**FAMILY ROOM: 19'L x 11'3"W**

Generous room with dropped ceiling, recessed down lights, vinyl sash window, chair rail + painted paneled walls + neutral wall to wall cut pile carpeting

**EXERCISE ROOM: 15'6"L x 12'3"W**

Spacious room with dropped ceiling, recessed down lights + neutral wall to wall cut pile carpeting

**LAUNDRY ROOM: 16'L x 9'6"W and STORAGE ROOM: 12'L x 10'6"W**

**RECENT upgrades:**

2020/2021 - Pumps replaced on boiler for hot water baseboard heating system, entire house + hardscaping power washed, front deck repainted, 50% interior newly painted

2019 - New maintenance free Azek PVC deck with 50 year warranty on material + 10 year on construction, including new railing, new stairs + new roofing under deck (or above BR 5/Studio)

2016 - Complete Kitchen rehab and all new appliances

2016 - Ceramic tile installed in Foyer + Sun Room including new duct + insulation under both floors

2012 - New roof including replacement of skylight

2012 - Primary Full Bath and Main Level Full Bath renovated

2012 - All new windows installed on Lower Level

**EXTERIOR Landscaping:**

Professionally designed front garden with stacked stone walls, bluestone path, stone fountain, boulder pathway + euonymus privacy hedge. The 19'6"L x 15'6" newly stained multi-tiered deck with steps is a lovely spot to overlook the maintenance free garden that is densely planted with specimen trees + several dozen different varieties of low growing plant material specifically selected for the south facing, mostly shady location. Private "floating" bluestone terrace in lower rear garden with stacked stone wall + newly mulched beds.

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