

Secluded Hideaway

in Indian Landing Estates

721 Doages Drive Millersville MD 21108

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Tucked away on a quiet tree-lined, dead-end street this brick-front Colonial sits on just over two wooded acres and is packed full of sleek upgrades + space galore! Its proximity to nearby marinas, hiking trails and parks make it a sure fit for the outdoor enthusiast. Being sold by only the second owners, the 4 bedroom, 2 full bathroom and a powder room on the main level home has it all and then some! Add in the spacious foyer, the separate living room with wood-burning fireplace, formal dining room, cozy den, loaded kitchen, great room with fireplace and screened-in porch and you're pretty much all set! The four true bedrooms on the upper level (and a possible 5th as a nursery or oversized walk-in closet for Primary Bedroom) offer plenty of space for all. The 70's kitchen was completely remodeled with porcelain tile floors, granite countertops and Omega cabinetry and all new appliances. Flooring has been upgraded throughout the home with low maintenance Lisbon Portuguese cork floors on the Main Level, solid oak floors in the Primary Bedroom and neutral, loop wall-to-wall in the other bedrooms and center hallway. This retreat also has loads of exterior and outdoor upgrades including a brick terrace overlooking the pool with surrounding patio. Kick back, relax and enjoy the bounty of this special spot!

## **MAIN LEVEL:**

### **FOYER:13'6"L x 8'6"W**

Oversized entry area with room for accent furniture piece, modern semi-mount ceiling fixture, Mission-style double doors to large coat closet and handsome brick flooring.

### **LIVING ROOM:13'L x 14'3"W**

Three recessed wall washers lighting brick accent wall and fireplace with brick hearth and floating wood mantel, crown moulding, under-stair storage closet and two floor-to-ceiling 9 over 9 sash windows and Portuguese cork flooring.

### **DINING ROOM:16'L x 13'W**

Crown moulding, two grasscloth accent walls, oversized entry to Foyer and Sitting Room, two floor-to-ceiling 9 over 9 sash windows and Portuguese cork flooring.

### **DEN/SITTING ROOM:12'L x 11'6"W**

New flush mount ceiling fixture, crown moulding, neutral grasscloth wall covering, double-door entrance to Kitchen and oversized entry to formal Dining Room, solid wood 15 light French doors to Screened Porch and Portuguese cork flooring.

**SCREENED PORCH: 19'6"L x 13'4"W**

Ceiling fan with light, freshly painted vaulted ceiling, exterior wall sconce, screen door to rear yard and pool area and concrete floor.

**KITCHEN: 26'L x 10'6"W**

Ceiling fan with light in main Kitchen area, all new base and wall cabinets by Omega (color: Pearl White), all doors and drawers with soft close mechanism, built-in wine storage, stainless steel stove hood and 8x4 glass tile backsplash (Color: White), Frigidaire electric 5 burner cooktop, granite countertops throughout (Color: Plat Azul), Whirlpool dishwasher, Whirlpool double French door refrigerator with bottom freezer and Kenmore Elite double wall ovens (one with convection microwave). Large dining area near triple bay window with shades and a cut-linen drum ceiling fixture. Two pantry areas with solid wood 'Mission-style' doors, laundry closet with LG Smart Drum washer, steam Dryer and laundry chute from Upper Floor. Charcoal gray Porcelain tile flooring.

**HALF BATHROOM: 5'L x 4'W**

Single vessel sink lavatory with two-light vanity fixture.

**GREAT ROOM: 21'6"L x 19'3"W**

Soaring vaulted ceiling with downlighting on dimmers, two triangular clerestory windows, two skylights, floor to ceiling windows with full height cellular shades and a pair of solid wood French doors leading to rear brick patio, wood-burning fireplace with marble surround and hearth, oak hardwood floors laid on the diagonal with matching oak border band, Amana mini-split heat/AC unit, 15 light solid wood entrance door leading to rear hallway and Kitchen area.

**UPPER LEVEL 1:****PRIMARY BEDROOM 2: 13'6"L x 17'6"W**

Modern ceiling fan with light fixture, crown moulding, two wall mounted bedside reading lights, two 6 over 6 sash windows with cellular shades, solid wood "Mission-style" doors and solid oak plank flooring. (Bedroom 5 is currently being used as the Primary Bedroom Walk-In closet including a wall-mounted closet system).

***Primary Ensuite* FULL BATHROOM: 11'3"L x 8'3"W**

Down lighting, heat lamp and exhaust fan, double undermount sinks with granite countertop, two mirrors with oversized antiqued moulding, Kohler soaking tub with stone-look ceramic surround, walk in shower with pull bar and ceramic tile flooring.

**BEDROOM 2: 11'3"L x 13' (front)**

Ceiling mount light fixture, two 6 over 6 sash windows with linen covered matchstick shades, inset Barska wall safe, solid wood "Mission-style" door, oversized closet with bi-fold doors, rod and shelf and original hardwood flooring.

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

Oversized space with separate tub/shower and toilet room (and an extra wall hung floating lavatory), sash window with cellular shade, ceramic flooring, modern wall hung floating lavatory with single sink and 4 bulb vanity lighting.

**BEDROOM 3: 13' 9"L x 9'3"W (rear front)**

Comfortably sized room with ceiling mounted flight fixture, two sash windows with shades and drapery treatment, oversized closet with floor to ceiling frosted glass and wood-look accent panel sliding doors and interior closet system and wall-to-wall neutral loop carpeting.

**BEDROOM 4: 9'9"L x 10'10"W (rear back)**

Comfortably sized room with ceiling mounted flight fixture, two sash windows with shades and drapery treatment, oversized closet with floor to ceiling sliding doors and interior closet system, solid wood Mission-style entry door and wall-to-wall neutral loop carpeting.

**BEDROOM 5 or Primary Bedroom Walk-in Closet: 11'10"L x 10'W**

Ceiling mounted flight fixture, one sash window with cellular shade, coated wire wall mounted closet system for hangers, shoe shelves and clothes shelves, two solid wood Mission-style entry doors and original hardwood flooring.

**RECENT UPGRADES and EXTERIOR Features:**

Attached 2 car garage

Additional storage shed for garden/pool supplies

Gravel driveway with parking for 3-4 cars

In-ground pool with adjacent raised brick patio with retractable motorized sun shade

New water heater with extended 12 year warranty and new Lenox Elite furnace with 10 year warranty

2019 - New roof (with warranty) and new exterior siding

2019 - All new down spouts and low maintenance gutter guard system

All new matching shutters are unopened in their original boxes and are included in the sale

2019 - The septic system (maintained by Bealle and Sons) was fully emptied (plans/locations of the field and well are available)

2015 - New water conditioning system (from Tapp Water Systems) was upgraded to top of the line Silver Systems Twin Conditioning

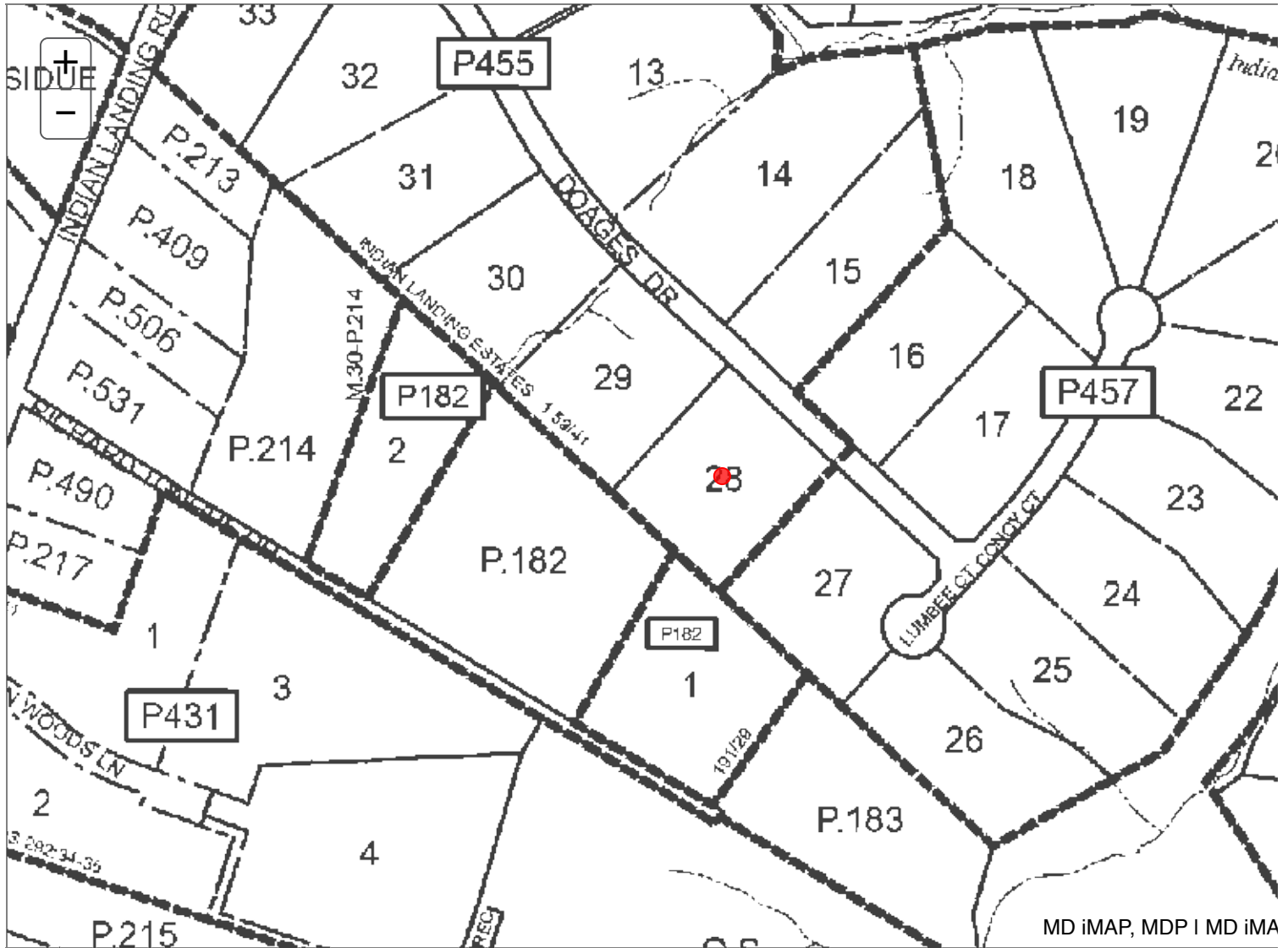
2014 - Windows and exterior doors were replaced including Pella sliding glass and French doors.

Interior doors were replaced with solid wood or solid-core many in the "Mission" style.

2014 - New modern styled energy efficient front door with frosted glass.

2014 - Replaced garage doors with new wood-themed automatic garage door with windows, new motor and exterior key pad for entry

District: **02** Subdivision: **433** Account Number: **90001618**



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