

2 Palmer Green Court Baltimore MD 21210

Cross Keys

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Cross Keys was the first planned community conceived and created by James Rouse. This urban development was influenced by the garden cities of Europe and also by Edward H. Bouton's Roland Park. Rouse sought to commingle different architectural styles including a high rise, garden apartments, mid- size elevator buildings and townhomes. There are 10 different condo associations within the Village which sits on 78 acres of the former Baltimore Country Club golf course. The Village was conceived and built in the 60's and 70's, with the final phase of homes built in the 90's. The original Cross Keys was named after an 18th-century inn that stood on Falls Road, then the Falls Turnpike Road, near Coldspring Lane.

2 Palmer Green Court is a lovely End-of-Group townhome within the Condo 1 Association of Cross Keys. This Association sits on 8 1/2 acres at the top of Hamlet Hill Road. The community consists of four courts: Bouton Green, Olmsted Green, Palmer Green and Hamlet Hill. The courts are named after influential architectural figures. The architectural design attempts to bring the outdoors in and a great emphasis is put into the landscaping. The topography is rolling so this gated community is a true urban oasis and dog friendly community.

#### **MAIN LEVEL:**

#### **FRONT BRICK + SLATE PATIO: 12' L x 12' W**

Gated and fully fenced with newly installed brick patio with slate border and newly landscaped garden beds. Contains a small gardening storage shed with door and access to front entrance and kitchen entrance.

#### **ENTRY HALLWAY: 11' L x 3'6" W**

Entry vestibule with new storm/screen door, wide plank maple engineered flooring, modern ceiling mount fixture, coat closet with shelving and Powder Room access.

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

Single pedestal sink with custom ceramic tile backsplash and two vanity wall sconces, AquaSource toilet and neutral 12" x 24" ceramic tile floor.

#### **KITCHEN: 12'6" L x 10' W**

Modern ceiling mount fixtures, three recessed spot lights over sink area and pass-through to Dining Area, oversized stainless steel under-mount sink with disposal and single faucet fixture. Sparkling Granite countertops, handsome dark wood soft-close cabinetry with stainless steel pulls and mini ceramic subway tile backsplash. Frigidaire dishwasher, electric 5-burner Whirlpool stove with companion built-in microwave above, Whirlpool stainless double French door refrigerator/freezer with ice maker and water dispenser. Handy broom closet/pantry with shelving. Access to bricked front patio through full glass paned door with mini blind. Neutral 12' x 24' ceramic tile flooring.

#### **DINING AREA: 11' L x 14' W**

Wide plank maple engineered flooring, modern oval wood ceiling mount chandelier. Opens to Living Area with fireplace and Kitchen.

**LIVING ROOM: 15' L x 14' W**

Wide plank maple engineered flooring, wall of floor to ceiling windows with single slider leading to bricked rear patio, wood-burning fireplace (AS IS) with fire screen and soapstone surround. Convenient storage closet with light and shelving under stairs.

**REAR BRICK PATIO: 17' L x 18' W**

*Classic* brick patio with freshly landscaped beds, partially fenced for privacy and a woodland view.

**UPPER LEVEL 1: Newly refinished oak stairs leading to Upper Level****BEDROOM ONE (rear): 13'6"L x 15' W**

Newly refinished oak flooring, single slider with balcony railing overlooking rear bricked patio, two double-door closets with recently installed coated wire closet system and Hunter ceiling fan with light and remote.

***Ensuite* FULL BATHROOM:**

12" x 12" "marble look" ceramic tile flooring, modern vanity with single sink and drawers and a contemporary 4-light vanity fixture. Tub-shower combination and exhaust fan.

**BEDROOM TWO (front): 14' L x 14'**

Newly refinished oak flooring, two oversized sliders with balcony railing, two double-door closets with recently installed coated wire closet system and Hunter ceiling fan with light and remote.

***Ensuite* FULL BATHROOM:**

12" x 12" "marble look" ceramic tile flooring, modern vanity with single sink and drawers and large subway tile backsplash and a contemporary 4-light vanity fixture. Tub-shower combination and exhaust fan.

**LAUNDRY CLOSET:**

A bonus location with stacking Whirlpool washer (glass lid) and dryer and newly refinished oak flooring in hallway.

**ADDITIONAL AMENITIES and RECENT UPGRADES:**

New roof: 2020

New HVAC metal floor registers: 2020

New front patio: 2022 New rear patio: 2020

New kitchen cabinetry + countertops: 2020

New kitchen flooring + both FB and half bath: 2020

New plastic-coated wire shelving closet systems in BR closets: 2020

New appliances (Dishwasher, stove, refrigerator, microwave, washer + dryer): 2020

New disposal: 2020

New HVAC: 2022

New front storm/screen door: 2022

New engineered flooring on Main Level: 2022

Refinished existing Upper Level wood flooring: 2022

New painting throughout townhome: 2022

Replanting, pruning and mulching of garden beds in front and rear patios: 2023