

The following is a description of the Spences Point Road waterfront property.

Structure:

- 3 Bedroom, 4 Bath, 2 car over size garage 4000 sq-ft under roof three level contemporary Cedar home including;
 - Great Room with 12 ft ceilings
 - Large eat-in kitchen with island/breakfast bar with triple Jennaire stovetop
 - Sunroom with large glass wall over looking the river has a wet bar with under counter refrigerator
 - Pool house/cabana, integrated as an extension to the Sunroom, includes an outdoor kitchen with a 20 ft tile covered counter with sink, built-in stainless steel 65k Btu BBQ with over counter Hood, countertop gas stove, under counter U-line refrigerator and separate U-line ice-cube maker. Pool house includes a bathroom providing the water resource for an outdoor shower for pool guests
 - All rooms overlook the river. Great room has large two level deck and each bedroom has a large balcony patio.
 - Master bathroom, in addition to bathtub and shower, includes a Jacuzzi large enough for two adults
 - Heating is provided by gas heat with electric heat pump back up, cooling provided by a 5-ton central air conditioning system.
 - 12 Hunter ceiling fan with remote controls distributed throughout the home for additional comfort
 - Exterior doors and windows are made by Pella
 - Appliances are all upgraded and include Jennaire, Ge and Whirlpool brands
 - All cabinets and built-ins are made from cherry wood and all countertops are Corian
 - Oversized 20ft x 25 ft garage with equipment room
 - Room dimension are as follows:
 1. Great Room 22 ft x 38 ft
 2. Eat-in kitchen 25 ft 25 ft
 3. Sun room 12 ft x 17 ft
 4. Pool cabana 20 ft x 36 ft
 5. 1 level 2 bedrooms 15 ft x18 ft and 15 ft x15 ft
 6. Level 3 Master suite 20 ft x 28 ft
 7. All bedrooms have 2 large walk-in closets

Property improvement:

- 1.31 acre fully landscaped and grass lawn waterfront lot with endless views of the Potomac River and Chesapeake Bay
- 200 ft shoreline reinforced with an average of 11 tons of rocks/ft Rip Rap seawall
- 100 ft double and triple piling Dock with 12.5 ton sailboat lift, 10 ton motorboat lift and dock space for 40 ft boat
- Dock has 220 volts and 110 volt power outlets, 3 water outlets and lights
- Water depth between 5 ft and 6 ft at low tide, this may vary with the seasons
- 20 x 40 foot heated in ground gunnite diving pool with spa. Pool completely renovated with 2 coats of marsite on interior pool wall, new tiles and coping and electrical wiring. All pool filtration and robotic cleaning equipment on timing devices
- Pool area has a large 2 level patio with matching tile and coping with perimeter lighting and enclosed with a 6 ft wood and aluminum security fence.
- 25kw Emergency propane gas driven generator back-up system, capable to provide power required to run all electrical systems in the home
- Drinking water provided by artesian community well with generator back up
- Large circular concrete drive way includes perimeter lighting on a timing device

