

9 Tolson Street – Annapolis, MD 21401

Full Custom Renovation & Major Addition - 2002

- Designed by the late Architect, Fred Fishback
- Custom built by Krebs Custom Builders
 - 4 Bedrooms. 2.5 Bathrooms with a finished basement
 - Deep private 0.20-acre lot / off-street parking can accommodate 6-cars total

Covered Front Porch:

- *Composite decking installed - 2014*
- Front Porch Swing

Screened in Porch & Composite Deck of the rear of the house off kitchen & family room.

- *Custom Cedar Screened in Porch - 2024*
- *Composite Decking - 2014*
- *Hot Tub installed by Chesapeake Spas with new electric - 2023*
- *Retaining Wall and Exterior Landscape Lighting*

Millwork, Flooring, Doors, Windows & Details:

- $\frac{3}{4}$ " thick, 3 $\frac{1}{4}$ " wide Select Oak flooring & Oak Staircase
- 7" poplar baseboard millwork
- Solid Wood, 4 panel doors & pocket doors
- Custom Norwood factory finished divided light, double hung windows
 - *2014 – installed matching windows in back main level section of the house (guest rooms, pantry, guest bath).*
 - *Palladium window in 2nd floor bath - 2024*
- Custom made Real Wooden shutters
- California & Closet Factory closets

Living Room - 23' x 14' - Fireplace with custom millwork mantel and gas fireplace insert

Dining Room - 17' x 12'

Family Room - 12 $\frac{1}{2}$ ' x 16'

- *Electric Fireplace / Heatilator - 2024*
- *Installed 2 Skylights for more natural light - 2014*
 - *New roof on back portion of home when skylights installed*
- *Installed Ceiling Fan*

Kitchen:

- Custom made Bertch "full overlay" Kitchen Cabinets with Soft Close
- *Timeless Designer Subway Tile backsplash & Quartz Countertops – 2014*
- *LED - Under Cabinet Lighting - 2018*
- Kitchen Appliances:
 - *Refrigerator – Kitchen Aid - 2025*
 - *Wall Oven – Kitchen Aid - 2024*
 - *Gas Cooktop – Kitchen Aid - 2022*
 - *Dishwasher – Bosh - 2022*
 - *Microwave – (built-in under counter) Kitchen Aid - 2022*
 - *Insta-HOT faucet @ beverage sink*
- Breakfast Room with French Doors that lead to the screened in porch and rear deck
- Large Walk-in Pantry with adjustable shelving and ample storage

Please note that any "italicized items above" are to notate upgrades that have been made within the current ownership, which started August of 2013. All information is deemed reliable but is not guaranteed.

Main Level Bedrooms:

- Two Main level bedrooms offer flexibility and the option for main level living along with privacy via the pocket door from the family room.
- Skylight installed in middle guest bedroom – 2014
- Ceiling fans

Upper-Level Bedrooms:

- Large Master bedroom
- Sizable walk-in closet with custom built-ins, and laundry with full sized GE-Steam Washing Machine - 2022 and full-sized Gas Clothes dryer.
- Guest Bedroom - Private office / study, nursery etc.

Lower Level:

- Interior & Exterior Access, via the main staircase along with direct access to side yard via a full light insulated door.
- Custom Built in Cabinets with base cabinets, shelving and a built-in desk
- Ceramic Tile Flooring
- Wine Cellar – Located in the Climate controlled w/ Cigar exhaust fan
- Large mechanical room / Shop – offering space for both projects and storage

HVAC system zoned – Natural Gas Furnace – Heat Pump & Humidifier

- Upper – Heat Pump & Air Handler replaced - 2014
- Lower – Gas Furnace, AC compressor / coil air handler replace - 2014
 - Under Service Contract since and maintained by Arundel HVAC

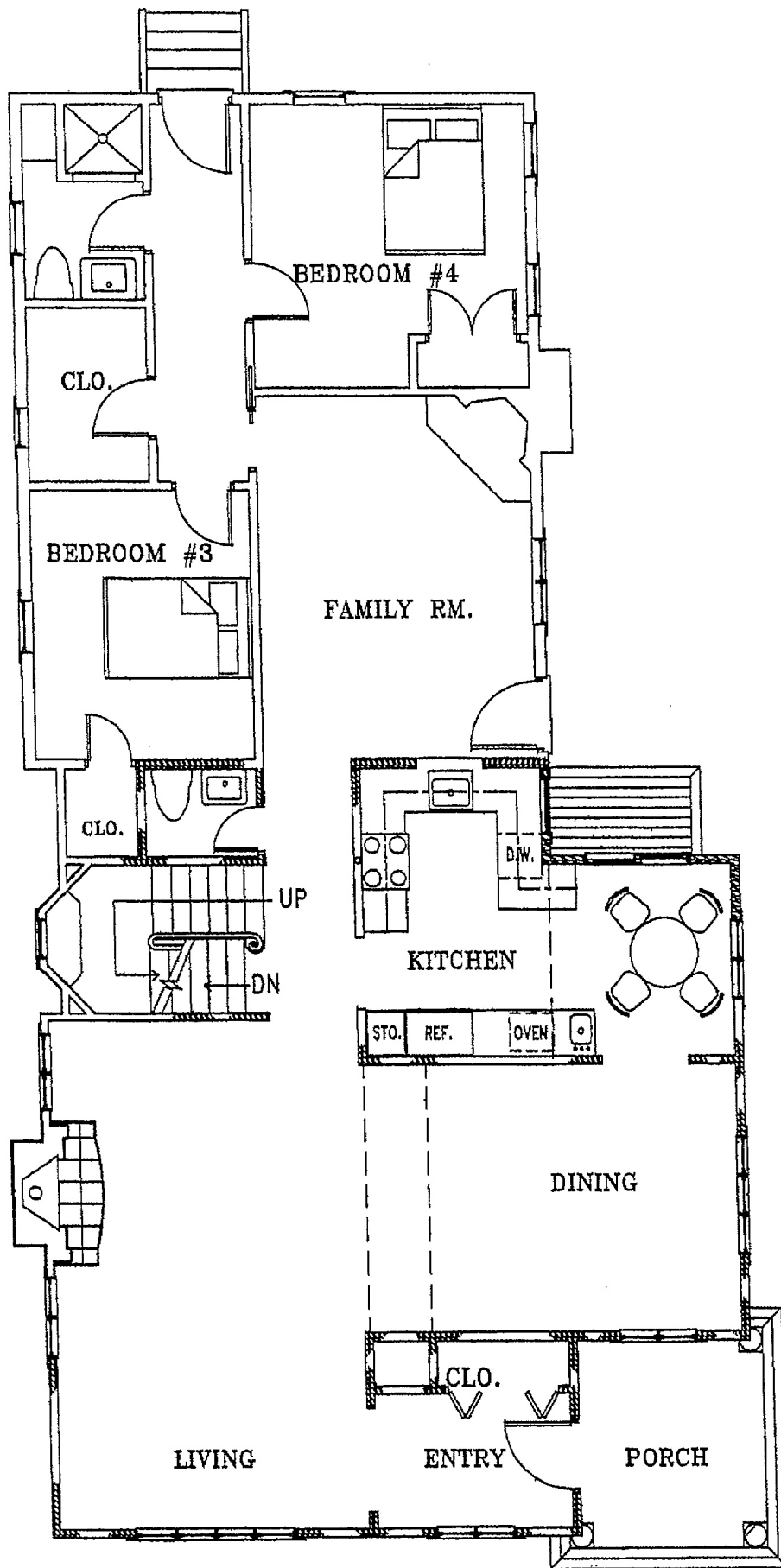
Bathrooms:

- Main Level Full Bath – *2024 Complete Renovation with the concept for Main Level Living and ease at any stage in life – full custom renovation w/ walk-in shower including frameless heavy glass doors, a bench, built in niche, grab bars, shower head plus handheld shower, Vanity, Brushed nickel fixtures and a Pocket door - 2024*
- Master Bath:
 - *Walk-in shower - 2015 with frameless heavy glass – shower plus handheld, 2 built-in niches and a built-in shaving footrest*
 - *Jetted Tub with new motor installed - 2015*
 - *Quartz counter installed - 2017*
 - *Full inset cabinets*
- Half Bath – centrally located on main level - repainted, Kohler fixtures
- Toilets replaced with Kohler – low-flow / no-clog toilets - 2024
- 89 Gallon – Gas Hot Water Heater

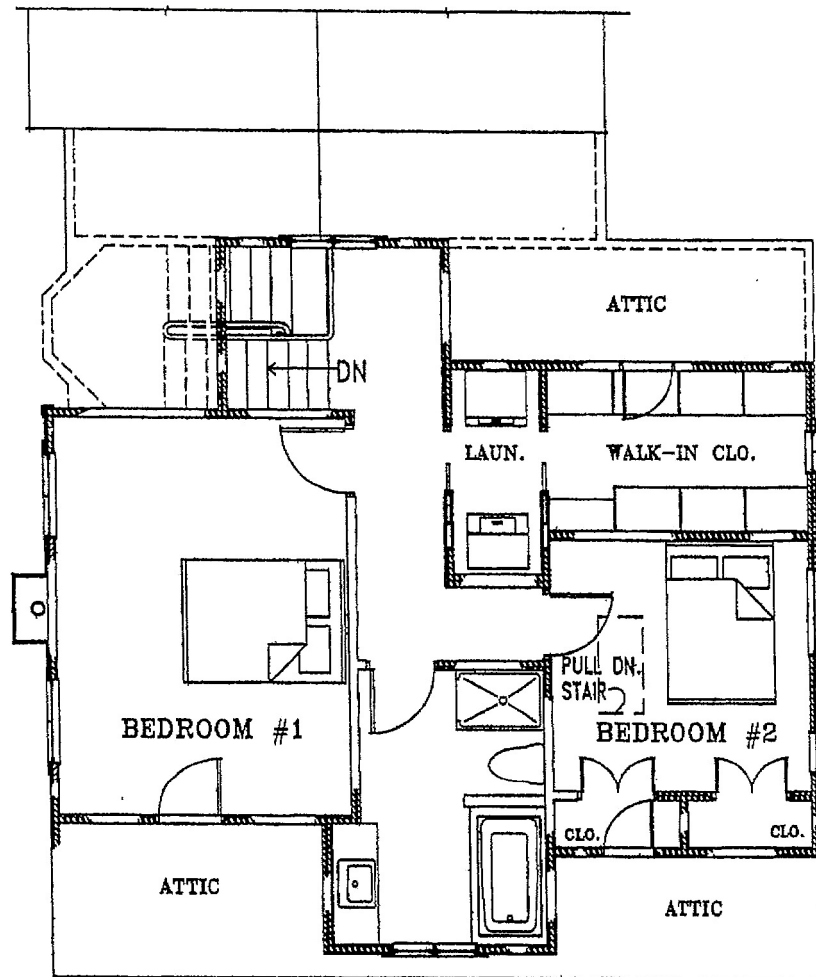
Additional Upgrades:

- *Exterior Landscape Lighting added including Post Lamp updated - 2014*
- *Crawl space re-insulated and vapor barrier installed – 2022*
- *Back portion of the attic re-insulated*
- *Irrigation tune-up with front sprinkler heads replace – 2025*
- *Sump Pump proactively replaced 2024*
- *Smoke / CO Detectors throughout the house replaced - 2025*
- *Preventative Termite Treatment & Pest Control Contract during the entire ownership*

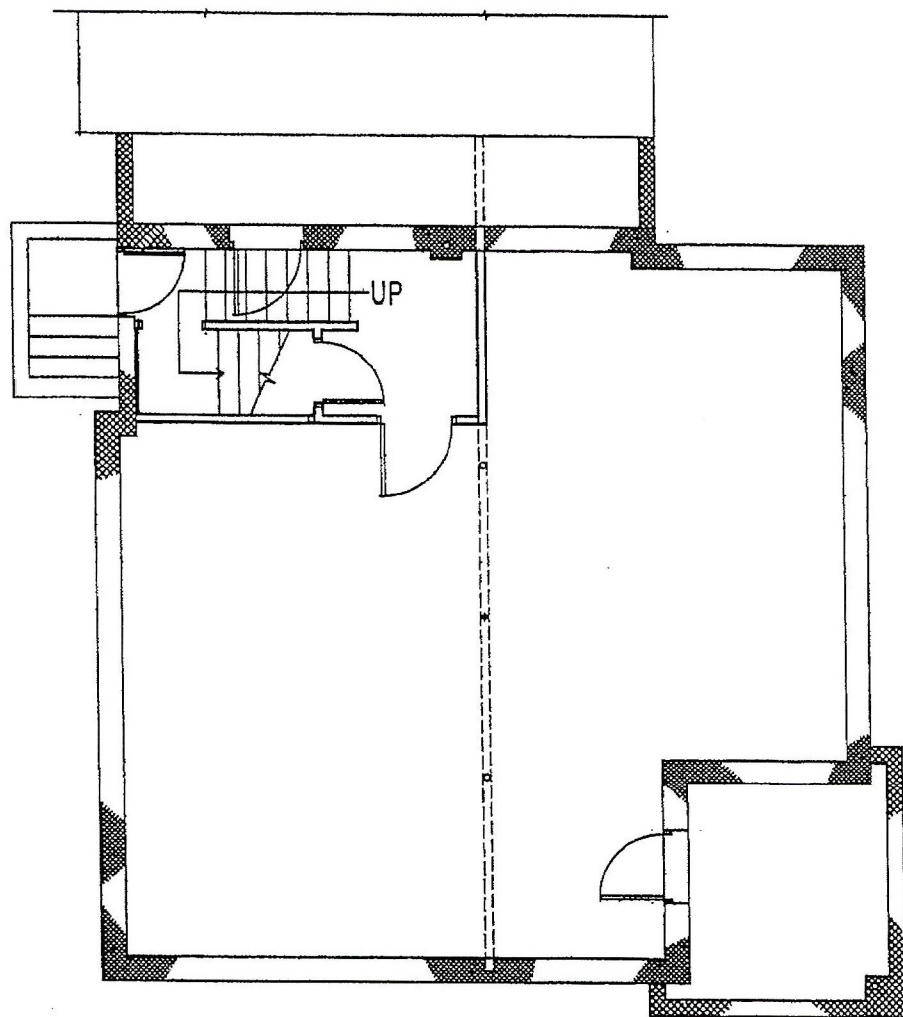
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1st FLOOR



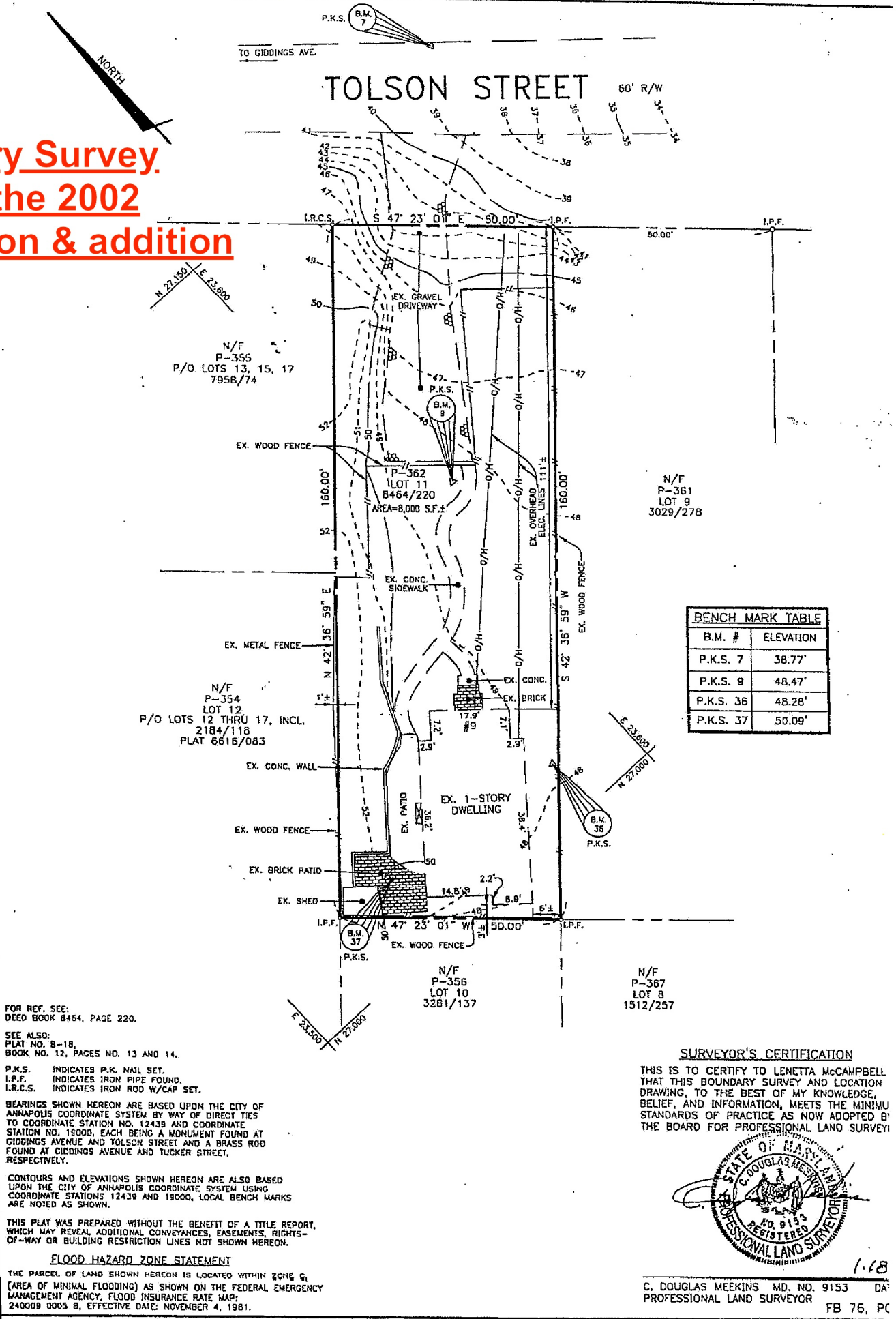
2nd FLOOR



BASEMENT

Boundary Survey prior to the 2002 renovation & addition

NOTE: Original Survey - does not reflect Improvements.



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PLAT OF
BOUNDARY SURVEY AND LOCATION DRAWING
9 TOLSON STREET
ANNAPOLIS, MARYLAND 21401-2806
CITY TAX MAP 1-6, BLOCK 16, PARCEL 362, LOT 11
6TH ASSESSMENT DIST., A.A. CO., MARYLAND

9 Tolson Street

