

~~\$857,000 >>>~~

New Price as of Sept 13th, 2019
Reduced to \$799,000

Main House: 1,414 sq. ft. with
2 bedroom / 2 full bath (2 level)

Guest Apartment: 528 sq. ft. with
a 2 – car garage (below apt) &
Ample off street parking



Eastport Cottage *gets a new lease on life*

811 Chesapeake

Fully Renovated >>>

Priced below recent appraisal

Recent appraisal in hand completed this past November 2018.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions and appraiser's certification, Glenn Staples's opinion of the market value, as defined, of the real property that is subject of the report as of **11/13/2018**, which is the date of inspection and effective date of the appraisal.



Original charm preserved and completely renovated!

The charm of this Eastport Cottage has been carefully preserved by some of the most talented craftsmen while using only the highest quality materials available throughout this extensive renovation.

Fully renovated from top to bottom within the past five years by some of the most talented local craftsman with no expense spared on talent or materials used. The 1900-1929 Period of Popularity was kept in mind as part of the renovation with a touch of "Craftsman" found throughout many of the exterior & interior details. Most everything was gutted down to the studs with literally the foundation, joist, framing, chimneys

and front porch remaining from the original structure. The rest from top to bottom, plumbing, electric and HVAC has been replaced. The exterior now features James Hardi composite siding, Eagle Integrity double pane windows and doors. A custom Arts & Crafts

inspired wooden slab front door. Abundant with details and finishes from the stone work around the foundation, 1/2 round oversized gutters, Architectural Shingles, Custom Corbels just to name a few. Upgraded utilities, water line, electric service & meter(s). Plus, a fully fenced in rear yard with large deck off the main house and a paver patio great for entertaining guest while enjoying a cookout or a soak in the hot tub.

**Convenient
location, walking
distance to Eastport
and Downtown
Annapolis**

The yard is xeriscaped, therefore self-maintaining – despite that requirement of very little maintenance, there is an abundance of flowering shrubs, plants and flowers – all indigenous. A well-balanced yard, that achieves the goal of simplification and simplified living without sacrificing beauty or one's enjoyment of nature, though easily modified if the new owner so decides.

There is also an ample off street parking with room for two cars in the detached garage and four or more cars to park on the gravel driveway. You will find the interior of both the main house

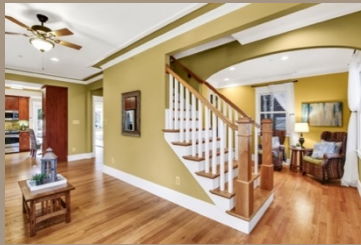
and the garage apartment to be quiet and almost free of noise as both structures have closed cell foam insulation that not only helps to dampen noise, but also offers fantastic energy savings. Additionally, the main house is conditioned by a high efficiency dual fuel central HVAC system, while the guest apartment being separate is conditioned with a mini-split heat pump.

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the Main House

Main level living with an open layout. Everything you see within the interior has been replaced. Each sheet of drywall, the doors / casing, trim work and so much more beyond!



Living Room

Welcoming the moment, you walk in the door, featuring high ceilings, custom trim work, select oak sand in place hardwoods with flush vents and recessed can lighting. Adjacent to, and flowing into the kitchen.

Kitchen

The kitchen features Stainless Steel appliances and a gas stove top for the gourmet cook. Custom cabinets with granite tops and backsplash. Custom built-in seating to accompany the kitchen table for dining in.

Ample pantry storage, soft close drawers, vertical plate storage, under cabinet lighting and more make this kitchen excellent for today's living while able to appease the most demanding cooks.



Master Bedroom

Large main level master bedroom with 32-inch width doorways, custom tray ceiling, bay window, and access to the large rear deck.



First Level Full Bath

Fully Renovated >>>

Simplified Living with just the right amount of space

Prior to the renovation, the attic was accessed by a hatch, it was evident there was space that could be taken advantage of and used for a variety of purposes. The "Bunk Room" is perfect as a guest bed room, office or a study. Now fully finished and accessed with a custom-built staircase, the space is conditioned and offers a full bath and ample storage.



Location Location

EASTPORT – it's a "must have" chapter in life for many. Less than a block away from the Eastport Shopping Center. Only a few blocks to various marinas, clubs, restaurants, athletics and Historic Downtown Annapolis. If you have a Love for all things Annapolis or enjoy time on the Chesapeake Bay - Eastport is a great place to come home to.



the Guest Apartment

Versatile Space that's not often found.



In the rear of the property you will find a two-car garage with a Guest Apartment above that has everything needed for short or long term guest and / or tenants. Friends or family will love coming to visit and appreciate the all the amenities privacy and space. Another option to consider is short or long term tenants to offset and lower your ownership cost. Lastly it could make for the perfect home office, nonetheless it is nice to have this flexibility.

Guest Apartment amenities include:

- Kitchen with full size stainless appliances.
- Stackable Washer / Dryer
- Full Bath with custom tile work
- HVAC – mini split system
- Two closets



ask the experts >>>

Q: Should I Buy this Home?

A: Experts would agree that yes, this would be an excellent purchase!

Start with *Location, Location, Location*. Followed up with energy efficiency, extensive renovation, and the Original Charm being preserved. 811 Chesapeake Ave offers a solid balance of “life simplification” while versatile with just the right type and amount of indoor or outdoor space. A top-notch renovation that is turnkey.



Is it legal?

Yes, this is a Legal Guest Apartment. Currently with a Rental License issued by the City of Annapolis. In addition, the main house has a current Rental License. Neither the main house or guest apartment have been rented by the current owners, however the recent appraisal does address the estimated rental income approach of both structures.

Utility cost average:

Utility Cost – 2 meters (Electric / Gas)

Main house 11/17 – 10/18

BGE average \$61.63

Apartment 11/17 – 10/18

BGE average \$48.50



But wait there's more storage!

- Approximately 580 sq. ft. of conditioned space in the basement that is insulated with Closed Cell Foam
- Additional attic storage is easily accessed from the 2nd level
- The Garage offers additional space in addition to 2-cars



finalthoughts...

Following is a snapshot of the work that was done as part of the renovation.
Total investment spent far exceeds the

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Renovation Snapshot

- Utility Work – waterline & electric meter(s) main house & apartment are metered separately
- Cultured Stonework around the exterior base of both main house and garage foundations
- Carpentry – Framing, Millwork, Custom Trim work, Crown, Base, window / door casing
- HVAC (Main house: Heat Pump w/ Natural Gas backup | Guest apartment: mini split heat pump)
- Electric from the meter to the panel through the wiring to all the devices and fixtures
- Supply plumbing from the street to the fixtures
- Aluminum Clad Windows & Doors – Eagle Integrity / Front Door Slab
- Closed Cell Foam Insulation, all Drywall, Two panel interior solid doors, sand-in-place select Oak hardwood flooring with flush vents. Custom interior staircase, exterior staircase to apartment
- Both Kitchens: Cabinetry, Granite Counters, Stainless Steel Appliances
- Three full bathrooms, custom tile work with Classic Wainscoting & built-in niches, fixtures, Glass shower door for the apartment, bath mirrors & accessories
- Exterior Siding / James Hardi Siding for both structures, PVC trim, custom Corbels Gutters / Half Round
- Fire suppression system / Sprinkler system for both the main house and apartment
- Bilco Door for cellar, fencing, pergola (built to support a deck), paver patio & Hot Tub

more info >>>

Photos & Downloads:

www.BrentatChurchCircle.com

[MLS#: MDAA344160](#)



RESIDENTIAL BROKERAGE

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