

**275 Hall Creek Drive
Earleville, MD
Hall Creek & the Sassafras River
Property Details**



The Property:

- 3.83 acres
- 670 +/- Sassafras & Hall Creek frontage

Construction Details

- 12" block
- 6" stud walls
- All exterior plywood sheathing, no composite or finger jointed materials used anywhere
- Cedar perfection siding
- Heavy hand split cedar roof all copper flashing & valleys
- 400 amp electrical entrance with generator panel
- 3 independent Bryant hi efficiency gas heating systems and air conditioning, steam humidifier
- Insulation between floors and walls
- Plaster walls: blue board with hand applied plaster all ceilings & walls
- Solid pine interior doors
- 6" 3-piece baseboards
- ¾" maple flooring throughout (except theater) LR with Brazilian cherry inlay
- All bath tile set in mud
- Mudroom floor tile set in mud
- Custom milled door and window trim
- All Anderson windows and doors
- Extensive windows many with transoms
- All custom cabinets, millwork and vanities throughout
- Marble vanity tops in powder rooms and baths
- Hunter "original" cast iron ceiling fans (3) exterior (2) interior
- All high end mostly Kohler fixtures, bidet, toilets and faucets
- Cast Lighting, cast bronze exterior walk and landscape lighting

Main Living Area

- Living Room
 - 27'x15'
 - Wood Burning Fireplace, marble and custom millwork
 - Custom freestanding cherry and maple staircase to master
 - ¾" maple flooring with Brazilian cherry inlay
 - Access to Screened In Porch & Veranda
 - Hall Creek and Sassafras River Views
- Dining Room
 - 19'x17'
 - ¾" maple flooring
 - Hall Creek and Sassafras River Views

Kitchen & Den & Mud Room Area

- Kitchen
 - 19'x15'
 - ¾" maple flooring
 - Rolled soffit & crown molding
 - 6' x 11' center island with butcher block top
 - Custom cabinets with roll out shelving
 - Ubatuba granite countertops and backsplash
 - Multiple SS sinks with garbage disposal
 - Garland restaurant range
 - Pot filler plumbed at rear of range in island
 - Thermador SS range hood free mounted above island
 - Sub Zero matching refrigerator & freezer
- Den
 - 17'x15'
 - ¾" maple flooring
 - Barrel roll wood ceiling
 - Wood Burning Fireplace w/ Hand Carved millwork
 - Access to Veranda
 - Hall Creek and Sassafras River Views
- Mud Room Area
 - Access to Guest Quarters through separate Staircase
 - Separate Pantry, Laundry, and Powder Room
 - Custom Cherry Cabinet in Mud Room
 - Access to Garage via Covered Breezeway

Master Bedroom Suite

- Bedroom
 - 27'x14'
 - ¾" maple flooring
 - Glass panel balcony with Hall Creek and Sassafras River Views
 - Wood ceiling
 - His / Her walk in closets with separate built in cedar closets at the rear
- Bath
 - Green marble floor
 - Custom Cabintes
 - Green Marble topped double vanity
 - Separate Shower
 - Separate Bath
 - Bidet
 - Towel warmers on timed circuit in master bath

Guest Quarters

- Bedroom 2
 - 19'x11'
 - Hall Creek and Sassafras River Views
- Bedroom 3
 - 21'x14
- Bath w/ double vanity
- Theater
 - 28'x14'
 - Custom cherry built in cabinets
 - Approx \$25,000 HD ceiling mount projection system w 10' screen, sound system
 - Rear spiral staircase providing garage area access
 - Powder Room
 - Possible conversion to 4th Bedroom

Garage

- 36'x19'
- Oversized w/ 3 Bays
- Commercial epoxy floor
- Commercial lift in one bay
- Dog wash

Exterior Amenities

- Screened Porch
 - 20'x13'
 - Stone floors
 - Stone 2 story Fireplace
 - Pool Access
 - Views of Pool, Hall Creek, and Sassafras River
- Veranda
 - 29'x23'
 - Purpleheart flooring
 - Steel I beam encased in Azek trim
 - Ipe cross beams
 - Schedule 40 marine grade aluminum A frame with Tenara architectural fabric roof (20+ year life)
 - Gas hookup for Grill
- Pool
 - Sylvan concrete pool with powered roll up cover
 - Stone Pool Deck and Walkways
 - Pentair computer controlled programmable variable speed pool pump (huge electric savings)
- Waterfront
 - 95' Pier
 - 35' T at end of pier
 - 3 Slips
 - 23' Floating finger pier with SS Ramp
 - Water and 100 amp electric
 - 4+' MLW