

Laura Carney

TTR | Sotheby's
INTERNATIONAL REALTY

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4940 Fairbank Road Tilghman, MD 21671

Offered at \$580,000

Lot Size: .72 Acres

Built: 1959

Total Square Footage: 1260 sq. ft. +/-

Room Count: 1 Levels, 2-3 Bedrooms, 2 Full Baths

Private Well and Septic

MAIN LEVEL

❖ **Foyer**

- Hardwood Flooring
- Full View Glass Entry Door
- Double Hung Windows

❖ **Living Room**

- Hardwood Flooring
- Double Hung Windows
- Woodburning Brick Fireplace
- Ceiling Fan

❖ **Kitchen**

- Hardwood Flooring
- Double Hung Windows
- Ceiling, Track & Wall Sconce Lighting
- White Cabinetry
- Whirlpool Refrigerator/Freezer
- Spectra 4-Burner Gas Range/Oven
- Large Center Island
- Wet Bar
- Ceiling Fan
- French Doors to Rear Enclosed Porch
- Water View

❖ **Primary Bedroom**

- Hardwood Flooring
- Double Hung Windows
- Walk-In Closet
- Ceiling Fan
- Laundry Access
- Water View

❖ **Primary Ensuite Bath**

- Tile Flooring
- Double Hung Windows
- Recessed & Vanity Lighting
- Single Sink Vanity
- Glass-Enclosed Walk-In Shower

❖ **Guest Bedroom 2/Primary Sitting Room (Adjoins Primary Suite)**

- Hardwood Flooring
- Double Hung Windows
- Custom Built-Ins
- Wall Closet
- Ceiling Fan
- Water View

❖ **Full Hall Bathroom**

- Tile Flooring
- Double Hung Window
- Ceiling & Vanity Lighting
- Single Sink Vanity
- Tub/Shower

❖ **Guest Bedroom 3**

- Hardwood Flooring
- Double Hung Windows
- Wall Closet
- Ceiling Fan

❖ **Laundry Facilities**

- LG Front Load Washer
- LG Front Load Dryer

EXTERIOR

❖ **PARKING**

- Clam Shell Driveway
- 1-Car Attached Garage w/Extra Storage; LiftMaster

❖ **ADDITIONAL FEATURES**

- Screened Rear Porch
- “She Shed”/Art Studio
- Storage Shed
- Extensive Landscaping, Flora

❖ **MECHANICALS**

- HEATING & COOLING: 3-Zone Mistubishi Mini-Split System
- HOT WATER: Oil
- ALARM: Security System

IMPROVEMENTS

- ❖ 360 SF Primary Bedroom Addition - with Ensuite Bath, Walk-In Closet and Laundry Cubby
- ❖ 216 SF Screened Porch with Mahogany Ceiling and Dove LED Spot Lights
- ❖ French Doors to Screened Porch
- ❖ Full Crawlspace Encapsulation with French Drains, 2 Sump Pumps & Gutter Piping
- ❖ 3-Zone Super-Efficient Mitsubishi Mini-Split System
- ❖ 120 SF She Shed/Arts Studio with Insulation, AC & Heat
- ❖ Garden Shed
- ❖ All New Pella Architectural Windows
- ❖ Exterior Walls, Blown-in Insulation
- ❖ Hardie Plank Exterior Walls
- ❖ Garage Door with Motor and Remote
- ❖ 200 Amp Electrical Upgrade and Panel Box
- ❖ Security System
- ❖ Gutter Guards
- ❖ New Roof
- ❖ Remodeled Hall Bath
- ❖ Kitchen Island with Granite Top and Soft Close Cabinet Drawers
- ❖ Wet Sink with Antique Cabinet and Granite Top
- ❖ High Powered Stove Exhaust Vent with Light
- ❖ Reverse-Osmosis Water Filtration
- ❖ Electric Hidden Dog Fence
- ❖ Attic Exhaust Fan with Thermostat
- ❖ New Oil Tank (Aug 2025)