

Laura Carney

TTR | Sotheby's
INTERNATIONAL REALTY

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7090 Cooper Point Road Bozeman, MD 21612

Offered at \$7,500,000

Lot Size: 7.25 Acres

Built: 2002

Total Square Footage: 10,000 sq. ft.+

Room Count: 2 Levels, 5 Bedrooms, 5 Full Bathrooms, 2 Half Baths

Water Frontage: 1080' +/- on Leadenham Creek, 7' +/- Mean Low Water

Architect: Alan Meyers | **Interior Designer:** Skip Sroka | **Builder:** Ilex Construction

Private Well and Septic

MAIN LEVEL

❖ **Foyer**

- Tile Flooring
- Double Mahogany Doors w/Full View Leaded Glass
- Recessed Lighting
- Water View

❖ **Living Room**

- Riff-Sawn Red Oak Flooring
- Recessed Lighting
- Vaulted Ceiling
- Sliding Glass Doors, Loewen Thermopane
- Fixed Transom Windows, Loewen Thermopane
- Gas Fireplace
- Ceiling Fan
- Water View

❖ **Dining Room**

- Riff-Sawn Red Oak
- Recessed, Wall Sconce & Pendant Lighting
- Sliding Glass Doors, Loewen Thermopane
- Fixed Transom Windows, Loewen Thermopane
- Water View

❖ **Library/Office**

- Carpeted Flooring
- Recessed Lighting
- Circular Ceiling
- Casement Windows, Loewen Thermopane
- Custom Built-Ins & Paneling, Anigre Wood
- Gas Fireplace

❖ **Kitchen**

- Tile Flooring
- Recessed Lighting & Tray Backlighting
- Vaulted & Tray Ceiling
- Sliding Doors, Loewen Thermopane
- Cherry Cabinetry
- Granite Countertops
- Wolf Stainless 6-Burner Gas Range w/2 Warming Trays
- Custom-Match Suz-Zero French Door Refrigerator/Freezer
- Wolf Stainless Double Wall Oven
- Custom-Match Bosch Dishwasher
- Ceiling Fan
- Eat-In Dining Area
- Sitting Area w/Gas Fireplace
- Water View

❖ **Primary Bedroom**

- Riff-Sawn Red Oak Flooring
- Recessed Lighting
- Tray Ceiling
- Casement Windows & Sliding Glass doors, Loewen Thermopane
- His & Hers Walk-In Closets, Custom Built Dressing Hall
- Ceiling Fan
- Water View

❖ **Primary Ensuite Bath**

- Tile Flooring
- Recessed & Vanity Lighting
- Tray Ceiling
- Casement & Fixed Windows, Loewen Thermopane
- Double Sink Vanity
- Soaking Tub
- Glass Enclosed Walk-In Shower

❖ **Primary Ensuite Living Area**

- Riff-Sawn Red Oak Flooring
- Cherry Wood Wall Paneling
- Recessed Lighting
- Gas Fireplace
- Dedicated Workspace
- Ceiling Fan

❖ **Guest Wing Bedroom 2**

- Riff-Sawn Red Oak Flooring
- Recessed Lighting
- Casement Windows, Loewen Thermopane
- Ceiling Fan
- Custom Built-Ins
- Double-Door Wall Closet
 - Ensuite Bath
 - Tile Flooring
 - Recessed Lighting & Vanity Lighting
 - Casement Windows, Loewen Thermopane

- Single Sink Vanity
- Glass Enclosed Walk-In Shower

❖ **Guest Wing Bedroom 3**

- Riff-Sawn Red Oak Flooring
- Recessed Lighting
- Casement Windows, Loewen Thermopane
- Ceiling Fan
- Custom Built-Ins
- Double-Door Wall Closet
 - Ensuite Bath
 - Tile Flooring
 - Recessed Lighting & Vanity Lighting
 - Casement Windows, Loewen Thermopane
 - Single Sink Vanity
 - Glass Enclosed Walk-In Shower

❖ **Guest Wing Living Area**

- Riff-Sawn Red Oak Flooring
- Recessed Lighting
- Coffered Back-Lit Ceiling
- French Doors, Loewen Thermopane
- Ceiling Fan
- Custom Built-In Entertainment Unit
- Wet Bar

❖ **Enclosed Patio**

- Slate Stone Flooring
- Recessed & Up Lighting
- Vaulted Octagonal Ceiling
- Sliding Glass Doors, Loewen Thermopane
- Stone Woodburning Fireplace

❖ **Powder Room 1**

- Tile Flooring
- Recessed & Vanity Lighting
- Casement Window, Loewen Thermopane
- Single Sink Glass Bowl Vanity

❖ **Powder Room 2**

- Tile Flooring
- Recessed & Vanity Lighting
- Casement Window, Loewen Thermopane
- Single Vessel Sink Vanity

❖ **Laundry Facilities**

- Tile Flooring
- Florescent Ceiling Lighting
- Built-In Cabinetry
- Stainless Utility Sink
- Bosch Dishwasher
- LG ThinQ Inverter DirectDrive Front Load Washer
- LG ThinQ SensorDry Front Load Dryer

UPPER LEVEL I

❖ Bedroom 4

- Riff-Sawn Red Oak Flooring
- Recessed Lighting
- Casement Windows, Loewen Thermopane
- Double-Door Wall Closet
- Custom Built-In Wall Dresser
- Ensuite Bath
 - Tile Flooring
 - Recessed & Vanity Lighting
 - Single Sink Vanity
 - Tub/Shower

❖ Bedroom 5

- Riff-Sawn Red Oak Flooring
- Recessed Lighting
- Casement Windows, Loewen Thermopane
- Double-Door Wall Closet
- Custom Built-In Wall Dresser
- Ensuite Bath
 - Tile Flooring
 - Recessed & Vanity Lighting
 - Single Sink Vanity
 - Glass Enclosed Walk-In Shower

UPPER LEVEL II

❖ Music Room (Bonus Room 1)

- Carpeted Flooring
- Recessed Lighting
- Sloped Ceiling
- Casement Windows, Loewen Thermopane
- Ceiling Fans (2)
- Storage Area

❖ Fitness Room (Bonus Room 2)

- Carpeted Flooring
- Recessed Lighting
- Skylights, Loewen Thermopane
- Ceiling Fan
- Storage Area

EXTERIOR

❖ PARKING

- Stone Circular Driveway
- 3 Car Attached Garage w/Substantial Storage Capability

❖ ADDITIONAL FEATURES/AMENITIES

- Main Home
 - Ceiling Sound System (Controlled Via Control 4 Touch Pads)
- Groundskeeper Garage
 - 2-Bay Garage
 - Dedicated Work Area
 - Half Bath

- Pool House
 - 2 Separate Changing Rooms
 - Outdoor Shower
 - Patio Furniture Storage Area
- Inground Pool
 - Heated Spa
 - Expansive Slate Decking
 - Covered Lounge Area
 - Outdoor Kitchen
 - Stainless Thermador Grill
 - Whirlpool Refrigerator
 - Granite Countertops
 - White Cabinetry
- 210' Private Dock w/2 Slips and Floating Dock
- Boat Lift (Originally Designed to Hold 26' Boston Whaler Center Console)
- Riprapped Shoreline
- Extensive Professional Landscaping, Mature Trees

❖ MECHANICALS

- HEATING & COOLING: Geothermal
 - 24 Wells
 - 6 Reverse Cycle Heat Pumps
 - 11 Air Handlers – Forced Air Heating & Cooling
 - 8 Zones Radiant Floor Heating
 - 6 Control 4 Touch Pads (or Able to Control Via Wi-Fi App)
 - HVAC Control System – Honeywell Wireless Thermostats
- HOT WATER: Circulation Pumps on Two Main Hot Water Systems
- PROPANE: 2 Underground LPG Tanks (Gas for Cooking, Fireplaces, Pool Grill, Spa Heater, Emergency Generator)
- EXTERIOR LIGHTING: Vantage Lighting Automation System (Also Controls Ceiling Fans in Main Rooms and Electric Window Shades)
- ALARM SYSTEM: DSC Security System
 - 6 Security Cameras
 - 2 Doorbell Cameras

IMPROVEMENTS

- ❖ Cedar Shake Roof Replacement (Partial, Main House, 2024)
- ❖ Lower Shake Roof Above Garage Replacement (2025)
- ❖ Custom HVAC Control System (2024/2025)
- ❖ Vantage Lighting Automation (2023)
- ❖ Expanded Control 4 Home Automation (2004)
- ❖ Three Music Amplifiers (2024)
- ❖ Two USP's for Power Backup (2024)
- ❖ New Security System
- ❖ Pool Deck Repointed, Coping Reset (2023)
- ❖ Pool & Spa Waterline Tile (2023)