

Villa d'Avoncoeur 100 Beech Place Easton, MD 21601

Offered at \$2,650,000

Lot Size: 0.5 Acres

Built: 1925

Total Square Footage: 5056 sq. ft. +/-

Room Count: 3 Levels, 4-5 Bedrooms, 5.25 Bathrooms

Public Water & Sewer

MAIN LEVEL

❖ **Foyer**

- Hardwood Flooring
- 2-Panel Double-Door Front Entry
- Mullioned Transom Window
- 2-Story Cathedral Ceiling

❖ **Living Room**

- Hardwood Flooring
- Recessed Lighting
- Beamed Ceiling
- Casement & Stationary Windows
- Gas-Burning Fireplace

❖ **Dining Room**

- Hardwood Flooring
- Recessed & Chandelier Lighting
- Beamed Ceiling
- Casement & Stationary Windows
- Custom Built-In Storage

❖ **Library**

- Hardwood Flooring
- Chandelier Lighting
- Vaulted Ceiling
- Casement & Stationary Windows
- Separate Door to Exterior Front Patio
- Custom Built-In Shelving

❖ **Kitchen**

- Brick Flooring w/Radiant Heat
- Recessed & Chandelier Lighting
- Vaulted & Beamed Ceiling
- Casement & Stationary Windows
- Custom-Match Cabinetry
- Enormous Center Island w/Granite Countertop

- GE Monogram Under-Counter Mini-Fridge & Icemaker
- Hisense Under-Counter Wine Chiller
- Viking Oven w/Convection (2)
- Viking 6-Burner Gas Stove
- Custom-Match GE Monogram Refrigerator/Freezer w/Icemaker
- Large Stainless Sink (2)
- Designated Dining Area
- Access to Front Patio

❖ **Den/Study/Office (or 5th Bedroom)**

- Hardwood Flooring
- Recessed & Chandelier Lighting
- Box Beam Ceiling
- Casement Windows
- 2 Separate Doors to Exterior

❖ **Full Hall Bath**

- Tile Flooring
- Recessed & Wall Sconce Lighting
- Single Sink Vanity
- Walk-In Shower
- Adjacent to Den/Study (Could be used as a bedroom)

❖ **Primary Bedroom Suite**

- Hardwood Flooring
- Vaulted Ceiling
- Casement Windows
- French Doors to Private Balcony
- Ceiling Fan

❖ **Primary Ensuite Bath 1**

- Hardwood Flooring
- Recessed & Vanity Pendant Lighting
- Single Sink Vanity
- Walk-In Shower w/Dual Showerheads
- Walk-In Closet; California Closet Systems

❖ **Primary Ensuite Bath 2**

- Tile Flooring
- Recessed & Vanity Sconce Lighting
- Single Sink Vanity
- Soaking Tub
- Linen Closet

❖ **Primary Ensuite Dressing room**

- Hardwood Flooring
- Recessed Lighting
- Custom Built-In Shelving
- Sitting Area
- Private Access to Front Living Area

UPPER LEVEL

❖ **Bedroom 2 (2nd Primary Suite)**

- Carpeting & Hardwood Flooring
- Recessed Lighting
- Casement Windows
- Wall Closets (2) & Walk-In Closet
- Private Sitting Area
- Ceiling Fan
- Ensuite Bath
 - Tile Flooring
 - Recessed & Vanity Sconce Lighting
 - Casement Windows
 - Single Sink Vanity
 - Tub/Shower
 - Linen Storage/Shelving

❖ **Bedroom 3**

- Hardwood Flooring
- Casement Windows
- Reach-In Closet
- Ceiling Fan
- Adjacent Access to Private Walk-Out Balcony
- Adjacent to Shared Bathroom

❖ **Full Hall Bathroom**

- Tile Flooring
- Recessed & Vanity Sconce Lighting
- Walk-In Shower
- Linen Storage/Shelving

❖ **Bedroom 4**

- Carpeted
- Casement Windows
- Wall Closet & Walk-In Closet
- Ceiling Fan
- Adjacent Access to Private Walk-Out Balcony
- Adjacent to Shared Bathroom

LOWER LEVEL (Interior & Exterior Access)

❖ **Storage Room 1**

- Cement Flooring
- Overhead Fluorescent Lighting
- Shelving

❖ **Storage Room 2**

- Cement Flooring
- Overhead Fluorescent Lighting
- Shelving
- Access to Electrical Panels

❖ **Laundry Room**

- Carpeted
- Overhead Fluorescent Lighting

- Built-In Countertop/Cabinetry
- LG Front Load Washer
- LG Front Load Dryer

❖ **Storage Room 3 (2 Lg Rooms w/Bath Rough-In)**

- Cement Flooring
- Overhead Ceiling Lighting
- Cinderblock Walls

❖ **Mechanical/Utility Room**

- Cement Flooring
- Overhead Lighting

❖ **Quarter Bath**

- Carpeted
- Single Water Closet

EXTERIOR

❖ **PARKING**

- Covered Carport – 3 Vehicles
- Off Street Parking

❖ **ADDITIONAL FEATURES**

- Expansive Patio
- Gorgeous Landscaping & Mature Trees
- Existing Hall Closets from Basement to 3rd Floor Sized for Elevator

❖ **MECHANICALS**

- HEAT: Bryant Air Handler (2), Heat Pump w/Back-Up Gas Boiler
- COOLING: Bryant Air Handler, Central AC
- Bryant High Efficiency Air Filtration System
- Santa Fe Element Dehumidifier
- Taco 6-Zone Switching Relay
- HOT WATER: Well-McLain Gas-Fired Water Boiler
- Watts Pressurized Expansion Tank
- Flo by Moen – Smart Water Shutoff