

Laura Carney

TTR | Sotheby's
INTERNATIONAL REALTY

lcarney@ttrsir.com 410.310.3307 lauracarney.com

**21477 Island Club Road
Tilghman, MD 21671**

Offered at \$985,000

Lot Size: .58 Acres

Built: 2000

Total Square Footage: 3040 sq. ft. +/-

Room Count: 2 Levels, 3-4 Bedrooms, 2 Full Baths, 1 Half Baths

Private Well and Public Sewer

MAIN LEVEL

❖ Foyer

- Hard Wood Flooring
- 6-Panel Insulated Door w/Sidelights
- Transom Window, Foyer Accent Window
- Chandelier Lighting
- Crown Molding
- 2-Story Ceiling
- Coat Closet

❖ Living Room

- Hard Wood Flooring
- Double Hung Windows
- Crown Molding

❖ Dining Room

- Hard Wood Flooring
- Double Hung Windows
- Chandelier Lighting
- Crown Molding
- Chair Rail

❖ Den/Office

- Hard Wood Flooring
- Double Hung Windows
- Crown Molding
- Chair Rail/Wainscoting
- Water View

❖ Kitchen

- Hard Wood Flooring
- Recessed & Pendant Lighting
- Crown Molding
- White Cabinetry

- Granite Countertops
- Center Island w/Jenn-Air 4-Burner Cooktop
- Kitchen Desk/Nook
- GE Profile French Door Stainless Refrigerator/Freezer
- GE Profile Stainless Wall Microwave
- GE Profile Stainless Wall Oven
- Whirlpool Stainless Dishwasher
- Double Bowl Undermount Stainless Sink
- Pantry
- Dining Area
- Water View

❖ **Family Room**

- Hard Wood Flooring
- 2-Story Windows
- Recessed Lighting
- Crown Molding
- Ceiling Fan
- Gas Fireplace
- Dry Bar/Wine Storage
- Water View

❖ **Sunroom**

- Hard Wood Flooring
- Floor to Ceiling Windows
- Crown Molding
- Ceiling Fan
- Water View

❖ **Powder Room**

- Hard Wood Flooring
- Vanity Lighting
- Pedestal Sink

❖ **Laundry Facilities**

- Tile Flooring
- Double Hung Window
- Ceiling Lighting
- Crown Molding
- Chair Rail/Wainscoting
- Built-In Cabinetry
- Granite-Topped Utility Sink
- Whirlpool Duet Front Load Washer
- Whirlpool Duet Front Load Dryer
- Water View

UPPER LEVEL 1

❖ Primary Bedroom

- Carpeted Flooring
- Double Hung Windows
- Crown Molding
- Ceiling Fan
- Walk-In Closet (2)
- Private Balcony
- Water View

❖ Primary Ensuite Bath

- Tile Flooring
- Double Hung Windows
- Recessed, Chandelier, & Vanity Lighting
- Crown Molding
- Walk-In Shower
- Jetted Tub
- Double Sink Vanity

❖ Bedroom 2

- Carpeted Flooring
- Double Hung Windows
- Crown Molding
- Ceiling Fan
- Walk-In Closet

❖ Full Hall Bath

- Tile Flooring
- Vanity Lighting
- Crown Molding
- Glass Enclosed Stall Shower
- Single Sink vanity

❖ Bedroom 3

- Carpeted Flooring
- Double Hung Windows
- Crown Molding
- Ceiling Fan
- Double Door Wall Closet

❖ Library (Bedroom 4)

- Carpeted Flooring
- Double Hung Windows
- Crown Molding
- Custom-Built In Shelving
- Double Door Wall Closet
- Open to Family Room
- Water View

EXTERIOR

❖ PARKING

- 2-Car Attached Garage
 - Epoxy Flooring
 - Built-In Shelving
 - Extra Storage Area
 - Craftsman Garage Door System

❖ ADDITIONAL FEATURES

- Rear Porch w/Wood Alternative Decking
- Hot Tub
- Stunning Water View

❖ MECHANICALS

- HOT WATER: Bradford White Water Heater
- HVAC: Bryant Evolution Extreme 3-Ton Variable Speed Inverter Heat Pump Condensing Unit (2)
- ALARM: DSC Security System