

# Laura Carney

TTR | Sotheby's  
INTERNATIONAL REALTY

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## 104 East Street Oxford, MD 21654

Offered at \$3,295,000

**Lot Size:** 1.71 Acres

**Built:** 2023

**Total Square Footage:** 4102 sq. ft. +/-

**Room Count:** 2 Levels, 5 Bedrooms, 4.5 Bathrooms

**Water Frontage:** 512' +/- on Town Creek, 4 +/- Mean Low Water

**Public Water & Sewer**

### MAIN LEVEL

#### ❖ Foyer

- Porcelain Tile Flooring
- 2-Panel Glass-Top Door w/Sidelights
- Coat/Storage Closet (2)

#### ❖ Living Room

- Engineered Hardwood Flooring
- Chandelier Lighting
- Vaulted 2-Story Ceiling
- Double Hung Windows & Sliding Glass Doors to Exterior Decks
- Gas Fireplace
- Dining Area
- Water View

#### ❖ Kitchen

- Engineered Hardwood Flooring
- Recessed & Pendant Lighting
- Double Hung Windows & Sliding Doors to Screened Deck & Open Deck
- Dark Gray Glass Front Cabinetry
- Large Center Island
- 5-Burner Induction Stove
- Café Stainless Dishwasher
- Double Bowl Sink with Instahot
- Café Built-In Double Refrigeration Drawer
- Bosch French Door Refrigerator/Freezer
- Café Double Wall Oven (Microwave/Convection Oven & Wall Oven)
- Butler's Pantry w/Wine Chiller, Bosch Stainless Dishwasher, Stainless Prep Sink
- Water View

#### ❖ Primary Bedroom

- Engineered Hardwood Flooring
- Recessed & Ceiling Lighting
- Vaulted Ceiling
- Double Hung Windows
- Walk-In Closet (His & Hers)

- Private Sitting Room
- Private Screened Deck
- Water View

❖ **Primary Ensuite Bath**

- Tile Flooring with Heated floors
- Chandelier & Sconce Lighting
- Vaulted Ceiling
- Skylights, Double Hung Windows
- His & Hers Single Sink Vanities
- Glass Enclosed Walk-In Shower
- Soaking Tub
- Linen Storage

❖ **Private Office (Could Also Serve as 5th Bedroom)**

- Carpeted Flooring
- Chandelier Lighting
- Double Hung Windows
- Custom Built-Ins

❖ **Full Hall Bath**

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

❖ **Powder Room**

- Porcelain Tile Flooring
- Recessed & Sconce Lighting
- Single Sink Vanity

❖ **Laundry Facilities**

- Tile Flooring
- Ceiling Lighting
- Built-In Storage
- GE Power Steam Front Load Washer
- GE Power Steam Front Load Dryer

**UPPER LEVEL**

❖ **Bedroom 2**

- Carpeted Flooring
- Recessed Lighting
- Double Hung Windows & Sliding Doors to Private Balcony
- Double Door Wall Closet w/Built-Ins
- Ceiling Fan
- Water View

❖ **Bedroom 2 Ensuite Bath**

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

❖ **Bedroom 3**

- Carpeted Flooring
- Recessed Lighting
- Double Hung Windows
- Reach-In Closet
- Ceiling Fan

❖ **Jack & Jill Full Bath (Shared Between Bedrooms 3 & 4)**

- Tile Flooring
- Ceiling & Vanity Lighting
- Skylights
- Tub/Shower
- Double Sink Vanity

❖ **Bedroom 4**

- Carpeted Flooring
- Recessed Lighting
- Double Hung Windows
- Reach-In Closet w/Built-Ins

**EXTERIOR**

❖ **PARKING**

- Stone Driveway
- 1-Car Attached Garage

❖ **ADDITIONAL FEATURES**

❖ **Interior:**

- Lutron Lighting Throughout
- Whole House Water Filtration System
- SONOS System First Floor and Porches

❖ **Exterior:**

- 1-Bay Detached Storage Shed
- Private Pier, Electric & Water -4+-'MLW
- Riprapped Shoreline
- Extensive Hardscaping & Landscaping
- Rainwater Harvesting & Management System (Environmental Site Design Requirement)

❖ **MECHANICALS**

- HEAT: Heat Pump (3) (Electric), Carrier Backup Furnace (Gas)
- COOLING: Heat Pump
- HOT WATER: Navien Tankless HWH, Bradford White HWH w/ProFlo Expansion Tank
- Generac Guardian 24kW Generator
- Security System

❖ **Pool Plans Available**