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8242 Ingleton Circle
Easton, MD 21601

Offered at $2,750,000

Lot Size: 2.41 Acres
Built: 1985
Total Square Footage: 3427 sq. ft. +/-
Room Count: 2 Levels, 4 Bedrooms, 4 Full Baths, 1 Half Bath
Water Frontage: 308' +/- on Miles River, 3.5' +/- Mean Low Water
Private Well and Septic

MAIN LEVEL

- **Foyer**
  - Hardwood Flooring
  - Full Glass Mullioned Entry Door w/Sidelights
  - Chandelier Lighting
  - Crown Molding
  - Coat Closet
  - Water View

- **Living Room**
  - Hardwood Flooring
  - Wall of Sliding Glass Doors to Rear Patio
  - Recessed Lighting
  - Crown Molding
  - Woodburning Fireplace
  - Water View

- **Dining Room**
  - Hardwood Flooring
  - French Door Access to Exterior
  - Chandelier Lighting
  - Crown Molding & Chair Rail

- **Kitchen**
  - Hardwood Flooring
  - Casement Windows & Sliding Glass Doors to Rear Patio
  - Recessed & Ceiling Lighting
  - Crown Molding
  - Oak Cabinetry
  - Beverage Bar w/Wine Storage, Glass Front Cabinetry, KitchenAid Icemaker
  - Peninsula w/Breakfast Bar
  - Eat-In Dining Area
  - Granite Countertops
  - LG Monogram Stainless 6-Burner Gas Stove/Oven
  - LG Monogram Stainless Wall Microwave

- LG Monogram Stainless Wall Convection Oven
- GE Stainless French Door Refrigerator
- GE Monogram Stainless Dishwasher
- Stainless Double Bowl Sink
- Pantry (Off Kitchen)
- Water View

❖ **Primary Bedroom**
- Carpeted Flooring
- Casement Windows & Sliding Glass Doors to Exterior
- Ceiling Lighting
- Crown Molding
- French Door Wall Closet
- Vanity Area
- Ceiling Fan
- Water Views

❖ **Primary Ensuite Bath**
- Tile Flooring; Radiant Heated
- Casement Windows
- Ceiling & Vanity Lighting
- Crown Molding
- Double Sink Vanity
- Jetted Tub
- Glass Enclosed Walk-In Shower
- Linen Closet

❖ **Primary Walk-In Closet**
- Carpeted Flooring
- Ceiling Lighting
- Custom Built-Ins

❖ **Powder Room**
- Hardwood Flooring
- Vanity Lighting
- Single Sink Vanity
- Crown Molding

❖ **Laundry Facilities**
- Tile Flooring
- Ceiling Lighting
- Utility Sink
- Frigidaire Extra Refrigerator/Freezer
- GE Front Load Washer
- GE Front Load Dryer
- Full Bath
    - Hardwood Flooring
    - Recessed Lighting
    - Glass Enclosed Walk-In Shower

UPPER LEVEL 1

- **Bedroom 2**
  - Carpeted Flooring
  - Casement Windows
  - Walk-In Closet
  - Ceiling Fan
  - Ensuite Bath
    - Tile Flooring
    - Ceiling & Vanity Lighting
    - Single Sink Vanity
    - Tub/Shower

- **Full Hall Bath**
  - Tile Flooring
  - Vanity Lighting
  - Single Sink Vanity
  - Walk-In Shower

- **Bedroom 3 (Currently Used as TV Lounge Room)**
  - Carpeted Flooring
  - Casement Windows
  - Sliding Door Wall Closet
  - Ceiling Fan
  - Water Views

- **Bedroom 4**
  - Carpeted Flooring
  - Casement Windows
  - Walk-In Closet
  - Ceiling Fan

- **Bonus/Storage Room**
  - Vinyl Flooring
  - Vaulted Ceiling
  - Skylights & Fixed Windows
  - Overhead Fluorescent Lighting
  - Utility Sink
  - Stairwell Access to Exterior (Separate Entrance)
  - Attic Access

EXTERIOR

- **PARKING**
  - 2-Car Attached Garage w/Interior & Exterior Access
  - Fluorescent Overhead Lighting
  - Lift Master Garage Door System
  - Workshop Area
  - Built-In Shelving

- **ADDITIONAL FEATURES**
  - In-Ceiling Sound System (Main Level)
  - Encapsulated Crawlspace
  - Radiant Heated Floors (Primary Bath)
  - In-Ground Pool
  - Expansive Patio

- Large Deck
- Private Pier w/2 Slips, Floating Dock, Swim Ladder
- Riprapped Shoreline
- Garden Shed
- Mature Trees, Extensive Landscaping & Hardscaping

❖ **MECHANICALS**
- HOT WATER: Bradford White 80-Gallon Hot Water Heater (Electric)
- HVAC: Trane Residential Indoor Air Handler (Electric), York 2-Ton Residential Split-System Heat Pump (Electric)