

Status: SOLD
List Price: \$449,000
Ownership: Fee Simple - Sale
BR/FB/HB: 3/2/1
Lot AC/SF: 0.24/10,474.00
Lvls/Fpls: 2 / 0
Tot Fin SF: 1500
Tax Living Area: 0
Year Built: 2009
Total Tax: \$718
Tax Yr: 2008
Ground Rent:
Style: Cottage
Type: Detached



Close Price: \$491,000

Close Date: 19-Nov-2010

Subsidy: \$0

Contract Date: 06-Apr-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Epping Forest

HOA Fee: \$106.00/ Annually

Adv. Sub: Epping Forest

C/C Fee: /

ADC Map: 20 D4

Model:

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	3	0	3	0	0	0	ES:
FB:	2	0	2	0	0	0	MS:
HB:	1	1	0	0	0	0	HS:

Master Bdrm: 18 x 15 Upper 1
Master Bdrm 2:
First Bdrm: 12 x 11 Upper 1
Second Bdrm: 11 x 10 Upper 1
Fourth Bdrm:

Fifth Bdrm:
Living Rm: 15 x 14 Main
Dining Rm:
Kitchen: 10 x 11 Main
Family Rm: 15 x 11 Main

Rec Rm:
Den:
Library:
Sitting:
Othr Rm 2:

Othr Rm 3:
Foyer :
Garage: 20 x 12 Main
Carport:

Exterior:
Exterior Const: Vinyl Siding
Other Structures: Above Grade, None
Lot Desc: Backs to Trees, Corner Lot
Basement: No
Parking: Drvwy/Off Str, Garage
Heating System: Heat Pump(s)
Water: Well
Cooling System: Heat Pump(s)
Sewer/Septic: Septic

Exposure:
Roofing: Shingle-Asphalt

Gar/Crpt/Assgd Spaces: 1//
Heating Fuel: Electric
Hot Water: Electric
Cooling Fuel: Electric
Soil Type:

Appliances: Dishwasher, Exhaust Fan, Icemaker, Oven/Range-Electric, Range hood, Refrigerator
Amenities: Granite Counters, Home Warranty, MBA/Sep Shwr, MBA/Sep Tub, Master Walk-in Closet, Washer/Dryer Hookup

HOA/C/C Amenities:

WATER Front/Access/View: No/Yes/No

Dock Conveys/Type: No/Multiple Slip

Frontage: 0

Body of Water: SEVERN RIVER

#Boats-Power/Non: 1/1

Mean Low Wtr: 6+

Remarks: ADDL \$20,000 PRICE REDUCTION. Custom home to be built on 1/4 acre corner lot in gated Epping Forest comm. ENERGY STAR APPL & HVAC. 2 story 1500 sq ft cottage w/gar. 3 BRS 2 1/2 Baths. Kit w/Gran ctrs & SS appl. Hdwd frs main lev. Ext Brick/Stone optional. Will bld to suit! Clubhs, beach, marina and tennis. Easy commute to DC and Balt! Plans available. Call LA for more info.

Directions: Gen. Hwy Rt 178 to Epping Forest Rd to bear R at Guard Gate on Robin Hood Rd to Harfield Trail. Look for Pink ribbons on stakes.

Listing Co: Long & Foster Real Estate, Inc., LNG58

List Date: 16-Feb-2009

DOM-MLS/Prop: 390/390



Status: SOLD
List Price: \$799,000
Ownership: Fee Simple - Sale
BR/FB/HB: 4/3/1
Lot AC/SF: 0.20/8,750.00
LvlS/Fpls: 2 / 1
Tot Fin SF: 0
Tax Living Area: 1,248
Year Built: 2009
Total Tax: \$8,743
Tax Yr: 2010
Ground Rent:
Style: Craftsman
Type: Detached



Close Price: \$740,000

Close Date: 15-Oct-2010

Subsidy: \$0

Contract Date: 16-Sep-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Epping Forest

HOA Fee: /

Adv. Sub: Epping Forest

C/C Fee: /

ADC Map: 20D4

Model:

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	4	0	4	0	0	0	ES:
FB:	3	0	3	0	0	0	MS:
HB:	1	1	0	0	0	0	HS:

Master Bdrm:

Upper 1

Fifth Bdrm:

Rec Rm:

Othr Rm 3:

Master Bdrm 2:

Living Rm:

Den:

Foyer :

Main

First Bdrm:

Dining Rm:

Main

Library:

Garage:

Main

Second Bdrm:

Upper 1

Kitchen:

Main

Sitting:

Carport:

Third Bdrm:

Upper 1

Brkfast Rm:

Othr Rm 1:

Unfinished:

Fourth Bdrm:

Upper 1

Family Rm:

Main

Othr Rm 2:

Exterior:

Exposure:

Exterior Const: Cedar Siding, Shake

Roofing: Metal, Shingle/Architect

Other Structures:

Gar/Crpt/Assgd Spaces: 2//

Lot Desc:

Heating Fuel: Electric

Basement: No

Hot Water: Tankless

Parking: Garage

Cooling Fuel: Electric

Heating System: Heat Pump(s), Zoned

Soil Type:

Water: Public

Cooling System: Heat Pump(s), Zoned

Sewer/Septic: Septic

Appliances: Dishwasher, Icemaker, Oven/Range-Gas

Amenities: Attic-Strs Pull Dwn, Auto Gar Dr Opn, Built-in Bookcases, Crown Molding, Dual Entry Bathroom, FP Glass Doors, Granite Counters, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, Tub-Soaking, W/W Carpeting, Wood Floors

HOA/C/C Amenities:

WATER Front/Access/View: No/Yes/No

Dock Conveys/Type: No/Multiple Slip

Frontage: 0

Body of Water: SEVERN RIVER

#Boats-Power/Non: 0/0

Mean Low Wtr: 6+

Remarks: A Must See! Built in 2009, this Craftsman style 4 bedroom home has exquisite trim and detail work. The Gourmet kitchen has top European appliances, desk area, walk-in pantry, and Butler's pantry. Every bedroom has a gorgeous custom tiled bath. Cedar siding, stacked stone foundation, and 2 car garage. Epping Forest is a gated community on the Severn River w/ beach, marina, tennis. Great Value!

Directions: Generals Highway to Epping Forest Road. Follow through gate to Epping Forest and bear left to stay on Epping Way.

House is on right - #417

Listing Co: Coldwell Banker Residential Brokerage, CBRB43

List Date: 31-Jul-2009

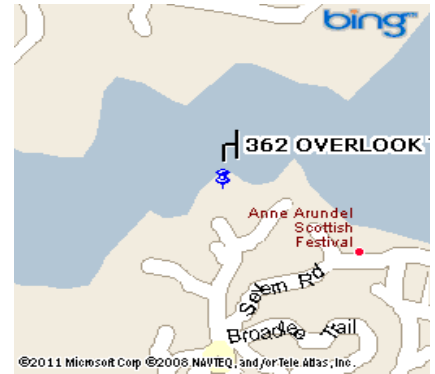
DOM-MLS/Prop: 412/412

Courtesy of: John Day

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 Company: Long & Foster Real Estate, Inc.
 Office: (410) 266-5505 Fax: (410) 224-0875



Status: SOLD
List Price: \$2,100,000
Ownership: Fee Simple - Sale
BR/FB/HB: 4/4/2
Lot AC/SF: 0.53/23,200.00
Lvls/Fpls: 4 / 1
Tot Fin SF: 0
Tax Living Area: 4,866
Year Built: 2001
Total Tax: \$18,921
Tax Yr: 2010
Ground Rent:
Style: Contemporary
Type: Detached



Close Price: \$1,800,000

Close Date: 27-May-2010

Subsidy: \$0

Contract Date: 13-Apr-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Epping Forest

HOA Fee: \$0.00/ None

Adv. Sub: Epping Forest

C/C Fee: /

ADC Map: 20D3

Model:

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	4	0	3	1	0	0	ES:
FB:	4	1	2	1	0	0	MS:
HB:	2	1	0	0	1	0	HS:

Master Bdrm: 21 x 16 Upper 1
Master Bdrm 2:
First Bdrm:
Second Bdrm: 15 x 12 Upper 1
Third Bdrm: 15 x 12 Upper 1
Fourth Bdrm: 21 x 15 Upper 2

Fifth Bdrm:
Living Rm: 37 x 25 Main
Dining Rm: 25 x 12 Main
Kitchen: 25 x 20 Main
Brkfast Rm:
Family Rm: 35 x 26 Lower 1

Rec Rm:
Den: 15 x 11 Main
Library:
Sitting:
Othr Rm 1:
Othr Rm 2:

Othr Rm 3:
Foyer:
Garage:
Carport:
Unfinished:

Exterior: Deck, Hot Tub, Outside Shower

Exposure: Water View

Exterior Const: Shake, Shingle, Wood

Roofing: Shingle-Asphalt

Other Structures: Office/Studio

Lot Desc: Water Access, Water Front, Water View

Gar/Crpt/Assgd Spaces: 2//

Basement: Yes, Partial, Partially Finished

Heating Fuel: Electric

Parking: Drvwy/Off Str, Garage, Garage Door Opener

Hot Water: Electric

Heating System: Forced Air, Heat Pump(s), Zoned

Cooling Fuel: Electric

Water: Public, Community

Soil Type:

Cooling System: Ceiling Fan(s), Central A/C, Heat Pump(s), Zo

Sewer/Septic: Septic

Appliances: Cooktop, Dishwasher, Dryer, Exhaust Fan, Humidifier, Icemaker, Intercom, Microwave, Oven-Double, Oven-SCC, Oven-Wall, Oven/Range-Gas, Refrigerator, Six burner stove, Washer, Water Conditioner

Amenities: Attic-Stairs Fixed, Auto Gar Dr Opn, Built-in Bookcases, Double Vanities, Dual Entry Bathroom, FP Mantels, FP Screen, Granite Counters, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Shades/Blinds, W/W Carpeting, Walk-in Closet(s), Wood Floors, Wpool Jets

HOA/C/C Fee Includes: Pier/Dock Maint, Security Gate

HOA/C/C Amenities: Beach, Boat Ramp, Boat Slip, Gated Community, Party Room, Picnic Area, Pier/Dock, Tot Lots/Plygrd, Water / Lake Priv

WATER Front/Access/View: Yes/Yes/Yes

Dock Conveys/Type: Yes/Pier

Frontage: 0

Body of Water: CLEMENTS CREEK

#Boats-Power/Non: 2/2

Mean Low Wtr: 6+

Remarks: BREATHTAKING VIEWS FROM THIS BEAUTIFUL 4 BEDROOM, 4.5 BATH CONTEMPORARY. DRAMATIC DESIGN (JOE BOGGS) WITH LARGE OPEN ROOMS ALL OVERLOOKING THE WATER. LIMESTONE & MAPLE FLOORS, TOP OF THE LINE KITCHEN W/GRANITE, 2 STORY LIVING ROOM AND FANTASTIC WATERFRONT DECK WITH HOT TUB. PRIVATE LOT WITH DEEP WATER PIER. COMMUNITY FEE IN TAXES FOR CLUB HOUSE, TENNIS, MARINA AND BEACH. NON-RIPARIAN

Directions: Generals Hwy to Epping Forest Rd to end; Go past security gate bear lt on Epping Way to Circle, go 3/4s around to Friar, 2nd left on Overlook house at end.

Listing Co: Coldwell Banker Residential Brokerage, CBRB43

List Date: 14-Sep-2009

DOM-MLS/Prop: 212/212



Status: SOLD
List Price: \$749,900
Ownership: Fee Simple - Sale
BR/FB/HB: 2/3/0
Lot AC/SF: 0.23/10,000.00
Lvls/Fpls: 3 / 1
Tot Fin SF: 2730
Tax Living Area: 2,612
Year Built: 1930
Total Tax: \$6,609
Tax Yr: 2009
Ground Rent:
Style: Contemporary
Type: Detached



Close Price: \$750,000

Close Date: 30-Apr-2010

Subsidy: \$0

Contract Date: 27-Mar-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Epping Forest

HOA Fee: \$616.00/ Annually

Adv. Sub: Epping Forest

C/C Fee: /

ADC Map: 20 E3

Model:

Condo/Coop Proj Name:

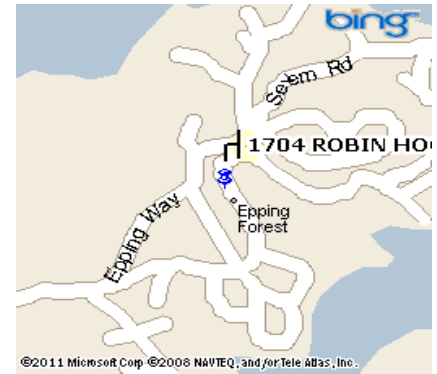
	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	2	0	2	0	0	0	ES: ROLLING KNOLLS
FB:	3	1	2	0	0	0	MS: BATES
HB:	0	0	0	0	0	0	HS: ANNAPOLIS

Master Bdrm: 21 x 17 Upper 1	Fifth Bdrm:	Rec Rm:	Othr Rm 3:
Master Bdrm 2:	Living Rm:	Den:	Foyer : 11 x 8 Main
First Bdrm: 14 x 13 Upper 1	Dining Rm: 15 x 9 Main	Library: 14 x 9 Main	Garage:
Second Bdrm:	Kitchen: 23 x 14 Main	Sitting:	Carport:
Third Bdrm:	Brkfast Rm:	Othr Rm 1: 13 x 12 Upper 1	Unfinished: 38 x 28 Lower 1
Fourth Bdrm:	Family Rm: 21 x 18 Main	Othr Rm 2:	

Exterior:
Exterior Const: Hardiplank
Other Structures: None,Above Grade,Below Grade
Lot Desc: Water View
Basement: Yes, Connecting Stairway, Daylight, Partial, Front Entrance, Unfinished, Walkout Level
Parking: Drvwy/Off Str
Heating System: Geothermal Heat Pump
Water: Filter, Public
Cooling System: Geothermal Heat Pump
Sewer/Septic: Septic
Appliances: Dishwasher, Dryer, Energy Star Appliances, Microwave, Oven/Range-Gas, Refrigerator, Washer, Water Conditioner
Amenities: Attach Mstr Bath, Entry Lvl BR, Fireplace Equip., Home Warranty, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, W/W Carpeting, Wood Floors
HOA/C/C Fee Includes: Road Maint, Snow Removal, Tennis Courts, Tot Lot(s)/Plygrd, Security Gate
HOA/C/C Amenities: Basketball Courts, Beach, Boat Ramp, Club House, Common Grounds, Gated Community, Jog/walk Path, Marina Club, Mooring Area, Party Room, Pier/Dock, Tennis Courts, Volleyball Courts
WATER Front/Access/View: No/Yes/Yes
Body of Water: SEVERN RIVER
Remarks: Severn River water view "Green" home. Designed 5 yrs ago to capture the peaceful flow of Feng Shui while using the most environmentally friendly materials. Open floor plan accented by beautiful hardwood floors with panoramic views of the Severn River. Study w/full bath & closet. GeoTherm Heat & AC, Energy Star Appl. Many Green features. Gated Com, walk to beach,Clbhs.,Marina & Tennis
Directions: Gen. Hwy to Epping Forest Rd to Epping Way at Guard Gate to third exit at circle on Severn Rd past clubhouse continue to 313 on R.
Listing Co: Long & Foster Real Estate, Inc., LNG58
List Date: 13-Mar-2010
DOM-MLS/Prop: 14/14



Status: SOLD
List Price: \$546,000
Ownership: Fee Simple - Sale
BR/FB/HB: 4/3/0
Lot AC/SF: 0.31/13,696.00
Lvls/Fpls: 3 / 0
Tot Fin SF: 0
Tax Living Area: 2,412
Year Built: 1981
Total Tax: \$6,297
Tax Yr: 2006
Ground Rent:
Style: Contemporary
Type: Detached



Close Price: \$546,000

Close Date: 21-May-2010

Subsidy: \$13,000

Contract Date: 17-Apr-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Epping Forest

HOA Fee: \$678.78/ Annually

Adv. Sub: Epping Forest

C/C Fee: /

ADC Map: 20D3

Model:

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	4	1	2	0	1	0	ES: ROLLING KNOLLS
FB:	3	1	1	0	1	0	MS: BATES
HB:	0	0	0	0	0	0	HS: ANNAPOLIS

Master Bdrm: 22 x 15 Upper 1	Fifth Bdrm:	Rec Rm: 26 x 11 Lower 1
Master Bdrm 2:	Living Rm: 28 x 17 Main	Den:
First Bdrm: 19 x 11 Upper 1	Dining Rm:	Library:
Second Bdrm: 23 x 13 Main	Kitchen: 16 x 11 Main	Sitting:
Third Bdrm: 14 x 10 Lower 1	Brkfast Rm:	Othr Rm 1: 28 x 10 Main
Fourth Bdrm:	Family Rm: 24 x 15 Lower 1	Othr Rm 2:

Othr Rm 3:
Foyer:
Garage:
Carport:
Unfinished:

Exterior: Stone Retaining Walls, Water Falls

Exposure:

Exterior Const: Cedar Siding

Roofing:

Other Structures: Shed Shop

Lot Desc:

Gar/Crpt/Assgd Spaces: //

Basement: Yes, Connecting Stairway, Front Entrance, Fully Finished, Walkout Level

Parking: Drwy/Off Str

Heating Fuel: Electric

Heating System: Heat Pump(s), Wood Burn Stove

Hot Water: Electric

Water: Well

Cooling Fuel: Electric

Cooling System: Heat Pump(s)

Soil Type:

Sewer/Septic: Septic

Appliances: Dishwasher, Dryer, Microwave, Oven/Range-Electric, Refrigerator, Washer, Water Conditioner

Amenities: Drapery Rods, Drapes/Curtains, Entry Lvl BR, Fireplace Equip., Flue for stove, Granite Counters, Home Warranty, MBR-BA Full, Other, W/W Carpeting, Wet Bar/Bar, Wood Floors

HOA/C/C Amenities:

WATER Front/Access/View: No/Yes/No

Dock Conveys/Type: No/Multiple Slip

Frontage: 0

Body of Water: SEVERN RIVER

#Boats-Power/Non: 1/1

Mean Low Wtr: 4+

Remarks: New kitchen w/granite ctrs, ss appls, cherry cabs. Many upgrades in Bath Rms. newly painted thruout. Spacious contemp. Lg. solarium adjoins awesome grt rm w/vltd. ceilings and H/W floors. New carpet in BRS. 2BRS w/balconys. 2 wood stoves Separate bldg for workshop/studio. Epping Forest is gated water oriented w/Beach,Cluhouse, Marina and Tennis

Directions: Epping Forest Rd to Guard Gate, bear left on Epping Way to first right at circle on Robinhood to second house on right.

Listing Co: Long & Foster Real Estate, Inc., LNG58

List Date: 17-Apr-2010

DOM-MLS/Prop: 0/0

Courtesy of: John Day

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Status: SOLD
List Price: \$500,000
Ownership: Fee Simple - Sale
BR/FB/HB: 3/2/0
Lot AC/SF: 0.22/9,367.00
Lvl/Fpls: 3 / 1
Tot Fin SF: 0
Tax Living Area: 1,768
Year Built: 1947
Total Tax: \$4,630
Tax Yr: 2009
Ground Rent:
Style: Contemporary
Type: Detached



Close Price: \$500,000

Close Date: 02-May-2010

Subsidy: \$0

Contract Date: 02-May-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Epping Forest

HOA Fee: \$675.00/ Annually

Adv. Sub: Epping Forest

C/C Fee: /

ADC Map: 0000

Model:

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	3	2	1	0	0	0	ES:
FB:	2	1	1	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Master Bdrm:

Upper 1

Fifth Bdrm:

Rec Rm:

Othr Rm 3:

Master Bdrm 2:

Living Rm:

Main

Den:

Foyer :

First Bdrm:

Main

Dining Rm:

Main

Library:

Garage:

Second Bdrm:

Main

Kitchen:

Main

Sitting:

Carport:

Third Bdrm:

Brkfast Rm:

Othr Rm 1:

Main

Unfinished:

Exterior: Deck, Extensive Hardscape, Patio

Exposure:

Exterior Const: Wood

Roofing: Shingle-Asphalt

Other Structures: Shed

Gar/Crpt/Assgd Spaces: //

Lot Desc:

Heating Fuel: Electric

Basement: Yes, Cellar

Hot Water: Electric

Parking: Drwy/Off Str, Gravel Driveway

Cooling Fuel: Electric

Heating System: Baseboard, Central, Heat Pump(s)

Soil Type:

Water: Community

Cooling System: Central A/C, Heat Pump(s)

Sewer/Septic: Septic

Appliances:

Amenities:

HOA/C/C Amenities:

WATER Front/Access/View: No/Yes/No

Dock Conveys/Type: No/Multiple Slip

Frontage: 0

Body of Water: SEVERN RIVER

#Boats-Power/Non: 0/0

Mean Low Wtr: 4+

Remarks: Listed and sold simultaneously. Entered for comp. purposes. Lovely open floor plan with 2 bedrooms on living level and master suite upstairs. 3 season room overlooking mature garden on a very quiet street in private gated community. Home was remodeled in 1992, HVAC and water heater 4 years old, off street parking for 6 cars.

Directions: Generals Hwy, to Epping Forest Rd, left on Epping Way

Listing Co: Coldwell Banker Residential Brokerage, CBRB43

List Date: 02-May-2010

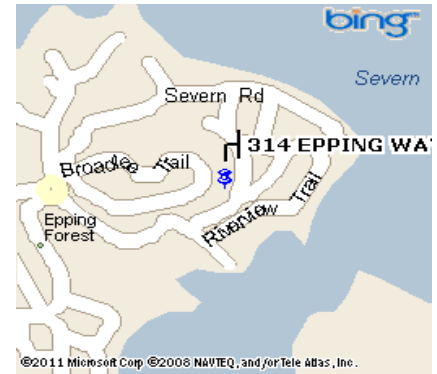
DOM-MLS/Prop: 0/0

Courtesy of: John Day

Home: (410) 507-2909 Office: (410) 266-5505
 Cell: (410) 507-2909 Email: john.day@longandfoster.com
 Company: Long & Foster Real Estate, Inc.
 Office: (410) 266-5505 Fax: (410) 224-0875



Status: SOLD
List Price: \$935,000
Ownership: Fee Simple - Sale
BR/FB/HB: 4/4/1
Lot AC/SF: 0.27/11,800.00
Lvls/Fpls: 3 / 1
Tot Fin SF: 0
Tax Living Area: 2,803
Year Built: 2005
Total Tax: \$8,437
Tax Yr: 2009
Ground Rent:
Style: Craftsman
Type: Detached



Close Price: \$935,000

Close Date: 15-Jul-2010

Subsidy: \$10,000

Contract Date: 05-Jun-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Epping Forest

HOA Fee: \$0.00/ None

Adv. Sub: Epping Forest

C/C Fee: /

ADC Map: 16G

Model:

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	4	1	3	0	0	0	ES:
FB:	4	1	2	0	1	0	MS:
HB:	1	1	0	0	0	0	HS:

Exterior:

Exposure:

Exterior Const: Hardiplank

Roofing:

Other Structures:

Lot Desc:

Basement: Yes, Connecting Stairway, Daylight, Full, Fully Finished, Walkout Level, Windows

Gar/Crpt/Assgd Spaces: 2//

Parking: Garage, Faces Front, Garage Door Opener, Additional

Heating Fuel: Electric

Heating System: Heat Pump(s)

Hot Water: Electric, Multi-tank

Water: Well

Cooling Fuel: Electric

Cooling System: AirPurificationSystem, Ceiling Fan(s), Energy S

Sewer/Septic: Septic

Soil Type:

Appliances:

Amenities:

HOA/C/C Amenities:

WATER Front/Access/View: No/Yes/Yes

Dock Conveys/Type: No/None

Frontage: 0

Body of Water: SEVERN RIVER

#Boats-Power/Non: 0/0

Mean Low Wtr: 6+

Remarks: FSBO, for comp purposes only. One of kind, custom built 5 year old house has w/many outstanding features; extensive landscaping and thoughtful design. Beautiful cherry wood floors, huge kitchen with state of the art appliances & cabinetry. Tons of huge windows, winter water views, cherry built ins, screen porch, deck overlooking natural looking bog with waterfall. Creative, top of the line touches.

Directions: Not Necessary

Listing Co: Coldwell Banker Residential Brokerage, CBRB43

List Date: 05-Jun-2010

DOM-MLS/Prop: 0/0

Status: SOLD
List Price: \$500,000
Ownership: Fee Simple - Sale
BR/FB/HB: 2/2/0
Lot AC/SF: 0.15/6,678.00
Lvls/Fpls: 2 / 1
Tot Fin SF: 0
Tax Living Area: 1,008
Year Built: 1930
Total Tax: \$5,344
Tax Yr: 2010
Ground Rent:
Style: Cottage
Type: Detached



Close Price: \$484,000

Close Date: 07-Oct-2010

Subsidy: \$3,500

Contract Date: 06-Sep-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Epping Forest

HOA Fee: \$576.00/ Annually

Adv. Sub: Epping Forest

C/C Fee: /

ADC Map: 20D4

Model:

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	2	1	0	0	1	0	ES:
FB:	2	1	0	0	1	0	MS:
HB:	0	0	0	0	0	0	HS:

Exterior:

Exposure:

Exterior Const: Cedar Siding

Roofing:

Other Structures:

Lot Desc:

Basement: Yes, Partially Finished

Parking: Other

Gar/Crpt/Assgd Spaces: //

Heating System: Forced Air

Heating Fuel: Oil

Water: Community

Hot Water: Electric

Cooling System: Heat Pump(s)

Cooling Fuel: Electric

Sewer/Septic: Septic

Soil Type:

Appliances: Dishwasher, Dryer-front loading, Icemaker, Oven/Range-Electric, Refrigerator, Washer-front loading, Washer/Dryer Stacked

Amenities:

HOA/C/C Amenities:

WATER Front/Access/View: No/Yes/Yes

Dock Conveys/Type: No/Multiple Slip

Frontage: 0

Body of Water: SALT WORKS CREEK

#Boats-Power/Non: 1/1

Mean Low Wtr: 6+

Remarks: Listing for comp. purposes only. This charming cottage first built in 1930 was upgraded in 2002 and 2008 with all new electric, plumbing, HVAC and appliances. Hardwood floors. 2nd Bedroom with full bath added in 2008. Great water views with access to community pier. Epping Forest is a water oriented gated community w/Clubhouse, beach, marina and tennis.

Directions: General Hwy to Epping Forest Rd to R at Guard Gate on Vineyard Trail to R on Honering (Hoenereng)House on Left.

Listing Co: Comps, COMP1

List Date: 06-Sep-2010

DOM-MLS/Prop: 0/0

Status: SOLD
List Price: \$504,900
Ownership: Fee Simple - Sale
BR/FB/HB: 6/4/1
Lot AC/SF: 0.17/7,500.00
Lvls/Fpls: 4 / 2
Tot Fin SF: 0
Tax Living Area: 2,735
Year Built: 2004
Total Tax: \$7,679
Tax Yr: 2010
Ground Rent:
Style: Colonial
Type: Detached



Close Price: \$570,000

Close Date: 10-Dec-2010

Subsidy: \$0

Contract Date: 29-Oct-2010

Foreclosure: Yes

Auction: No

Potential Short Sale: No

Legal Sub: Epping Forest

HOA Fee: \$0.00/ Unknown

Adv. Sub: Epping Forest

C/C Fee: /

ADC Map: 9999

Model:

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	6	0	4	1	1	0	ES:
FB:	4	0	2	1	1	0	MS:
HB:	1	1	0	0	0	0	HS:

Exterior:

Exposure:

Exterior Const: Alum/Steel Siding, Vinyl Siding

Roofing:

Other Structures:

Lot Desc:

Basement: Yes, Fully Finished

Gar/Crpt/Assgd Spaces: 1//

Parking: Drwy/Off Str, Garage

Heating Fuel: Electric

Heating System: Forced Air

Hot Water: Electric

Water: Well

Cooling Fuel: Electric

Cooling System: Central A/C

Sewer/Septic: Septic

Soil Type:

Appliances:

Amenities: Bath Ceramic Tile, Built-in Bookcases, Granite Counters, Wood Floors

HOA/C/C Amenities:

Remarks: Beautiful home in Epping Forest. Basement fully finished w/ bed & full bath. Deck, wood floors stainless appliances, recessed lighting, granite, freshly painted, 2 fireplaces.

Directions: I95/I495; Exit 19A US-50E; Exit US-301N/US-50E; Exit 23 MD-450W/West St; Continue onto MD-178N; R-Epping Forest Rd; Continue onto Robinhood Rd; R-Roydon Trl.

Listing Co: Tri-State Realty LLC, TISR2

List Date: 22-Oct-2010

DOM-MLS/Prop: 7/7

Courtesy of: John Day

Home: (410) 507-2909 Office: (410) 266-5505
 Cell: (410) 507-2909 Email: john.day@longandfoster.com
 Company: Long & Foster Real Estate, Inc.
 Office: (410) 266-5505 Fax: (410) 224-0875



Status: SOLD
List Price: \$729,900
Ownership: Fee Simple - Sale
BR/FB/HB: 5/4/0
Lot AC/SF: 0.28/12,210.00
Lvls/Fpls: 4 / 3
Tot Fin SF: 0
Tax Living Area: 2,401
Year Built: 1954
Total Tax: \$12,463
Tax Yr: 2010
Ground Rent:
Style: Other
Type: Detached



Close Price: \$650,000

Close Date: 14-Jan-2011

Subsidy: \$20,000

Contract Date: 27-Dec-2010

Foreclosure: Yes

Auction: No

Potential Short Sale: No

Legal Sub: Epping Forest

HOA Fee: /

Adv. Sub: Epping Forest

C/C Fee: /

ADC Map: 0

Model:

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	5	1	2	1	1	0	ES:
FB:	4	1	1	1	1	0	MS:
HB:	0	0	0	0	0	0	HS:

Exterior:

Exposure:

Exterior Const: Cedar Siding

Roofing:

Other Structures:

Lot Desc:

Basement: Yes, Daylight, Full, Full, Fully Finished, Outside Entrance, Rear Entrance

Gar/Crpt/Assgd Spaces: 2//

Parking: Garage, Dirt Driveway, Gravel Driveway

Heating Fuel: Electric

Heating System: Baseboard, Heat Pump(s), Zoned

Hot Water: Electric

Water: Well, Well-Shared

Cooling Fuel: Electric

Cooling System: Central A/C

Sewer/Septic: Septic

Soil Type:

Appliances:

Amenities:

HOA/C/C Amenities:

WATER Front/Access/View: No/Yes/Yes

Dock Conveys/Type: No/Pier

Frontage: 0

Body of Water: CLEMENTS CREEK

#Boats-Power/Non: 0/0

Mean Low Wtr: 1+

Remarks: ALL CONTRACTS/OFFERS ARE SUBJECT TO ONEWEST SENIOR MANAGEMENT APPROVAL AND ANY OFFERS OR COUNTER OFFERS BY ONEWEST ARE NOT BINDING UNLESS THE ENTIRE AGREEMENT IS RATIFIED BY ALL PARTIES. THERE IS A \$75.00 BUYER PAID DOC FEE PAID AT CLOSING

Directions: GENERALS HIGHWAY (RTE 178) TO EPPING FOREST ROAD, THROUGH THE ENTRANCE GATES, STAY TO THE LEFT ON EPPING WAY, GO AROUND THE CIRCLE TO FRIAR TRAIL, TAKE 1ST LEFT ON CHINFORD TRAIL TO 4TH HOUSE ON RIGHT

Listing Co: Keller Williams Preferred Properties, KWPP1

List Date: 09-Nov-2010

DOM-MLS/Prop: 30/30

