

BC6818852
Residential

Metropolitan Regional Information Systems, Inc
Short Listing

Page: 2
15-Jul-2008
5:30 pm

3 BYERLY ROAD UPPERCO, MD 21155

STATUS: ACTIVE	List Type: Excl. Right	Ownership: Fee Simple, Sale	LIST PRICE: \$515,000
Leg. Sub:		HOA FEE: /	Map Coord: 9K6
Adv. Sub: LIPPY PROPERTY	Other Fee: /	GROUND RENT:	
Lot AC/SF: 1.60/69,696	Lot/Block/Square: 1.69/	TAXES:	Area:
#Lvs: 2 #Fpls: 1	Style: Colonial	Tax Year:	Age: 0
Main Entrance: Foyer	Type: Detached	Tax ID #: 000000000	Year Built: 2008
Tax Map:	TH Type:	Model: THE CAITLYN	Finished SF: 0
	Parcel:	Liber:	Folio:

	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
BR:	4	0	4	0	0	0	ES:
FB:	2	0	2	0	0	0	MS:
HB:	1	1	0	0	0	0	HS:

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Family Rm, Laundry-Kit Lvl, Lndry-Sep Rm

Master Bedroom:	17 x 14	Upper 1	Fifth Bedroom:		Rec Room:	Othr Rm 3:
Master Bedroom 2:			Living Room:	12 x 15	Den:	Foyer:
First Bedroom:			Dining Room:	13 x 14	Library:	Garage:
Second Bedroom:	21 x 12	Upper 1	Kitchen:	19 x 13	Sitting:	Carport:
Third Bedroom:	12 x 11	Upper 1	Breakfast Rm:		Othr Rm:	Unfinished:
Fourth Bedroom:	11 x 11	Upper 1	Family:	17 x 14	Othr Rm 2:	

Basement: Yes, Full, Unfinished, Outside Entrance

Parking: Drvwy/Off Str, Garage Garage Type- Attached, Side Loading Garage, # Gar/Carpt/Assigned: 2//

Heat: Heat Pump(s), Electric

Cool: Ceiling Fan(s), Central A/C, Heat Pump(s), Electric

TV/Cable/Comm:

Hot Water: Electric

Water/Sewer/Septic: Well/Septic

Handicap: Other

INTERIOR: Style:

Appliances:

Amenities: Attic-Strs Pull Dwn, Chair Railing, Crown Molding, FP Heatilator, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, Rough In BA, Sump Pump, W/W Carpeting, Walk-in Closet(s), Washer/Dryer Hookup, Wood Floors

Security:

Din/Kit: Fam Rm Off Kit, Kit-Table Space, Sep Dining Rm

Wall/Ceil:

Window/Door: Six Panel Doors

EXTERIOR: Vinyl Siding, Shingle-Asphalt, , None, , , ,

REMARKS: Back by popular demand...Paulco home proudly presents The Caitlyn. This lovely to be built, 2400 sq.ft colonial, boasts 4 spacious bedrooms, 2.5 baths, ample room sizes, formal dining and living room, family room off kitchen and much more. Nestled on 1.6 acres, a beautiful, to be built 5 lot community, this home has great commuter access and plenty of privacy.

DIRECTIONS: 795 to 30 North to right on Emory Road to right on Old Hanover to left on byerly road. Property on left.

Broker: RE/MAX ADVANTAGE REALTY, RMA4

Listing Agent: PAT PITRONE

Email: ppitrone@qis.net

Office: (410) 871-2600

LA Office: (410) 871-2600

LA Pager:

Fax: (410) 871-2626

LA Home: (410) 876-5500

LA Cell: (410) 984-9486

Show Instructions: Show Anytime, 9 AM-8 PM, All Days

Owner: PRIVATE

Showing Contact: Re/Max Advantage Realty

List Date: 15-Jul-2008

Orig Price : \$515,000

Update Date: 15-Jul-2008

Prior Price:

Update Type: Media

Home:

Home: (410) 876-5500

DOM-MLS: 0

DOM-PROP: 0

Front Fee:

Office:

Office:

SubComp: 2.5

BuyComp: 2.5

Add'l:

Dual: Yes

DesR Yes

VarC: No

Disclosures: Conserv Area

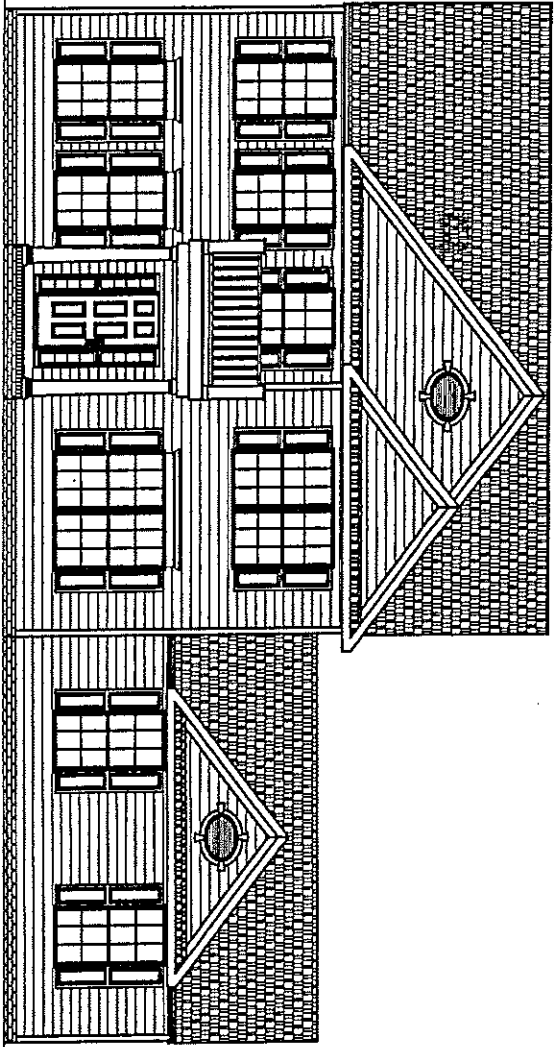
Documents:

Property Condition: To Be Built

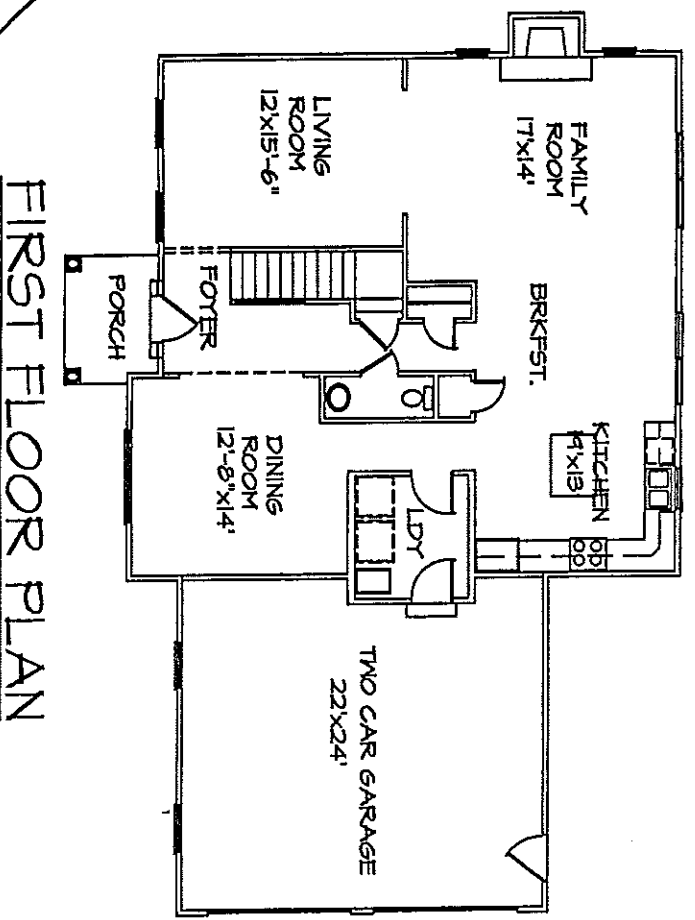
Possession: 180+ Days



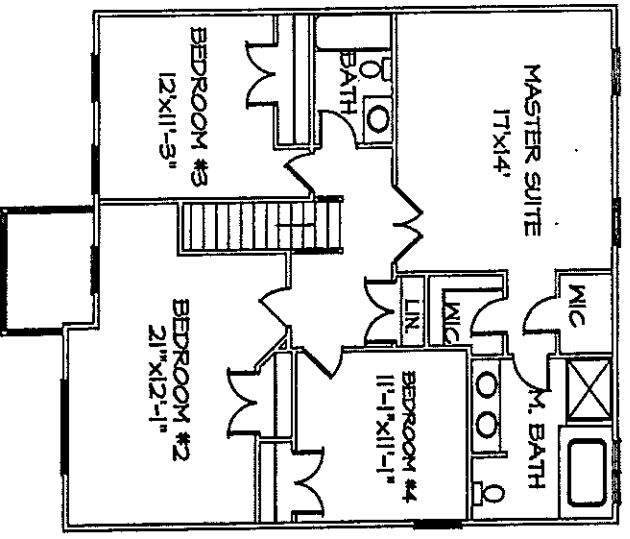
"THE CAITLYN II" PAULCO HOMES, INC. (2400 S&E 7-1)



FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SPECIFICATIONS
Paulco, Inc., The Caitlyn II

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The specifications for this construction work are a verbal description of the work to be done and are shown below and on the attached drawings. See also, the clause entitled "Specifications-General" in the General Provisions of this contract.

1. **Plans-** provided for construction of house.
2. **Permit-** application and fees.
3. **Excavation-** excavate and backfill for the house as required. If conditions other than normal or usual, such as excessive rock or water are encountered then, the Builder and Buyer shall decide together to do one of the following:
 - a. Continue excavating in the same location at an additional cost to the Buyer with whatever methods are deemed necessary by the Builder.
 - b. Move the location of the house partly or completely to a mutually agreed upon location, at an additional cost to the Buyer.
 - c. Consider this contract null and void, except that all the cost incurred by builder to that point would be paid by Buyers.
4. **Tree and stump removal-** The Builder will remove all trees necessary to construct the house, including any which will be subject to demise due to construction, as well as, those which will interfere with the driveway and septic system. The Builder does not warrant the condition of any trees on the lot, nor does the Builder warrant that there will be no damage to any trees due to construction. Stumps that remain after trees are removed will be ground in place if they are in an area that will be excavated for the house, driveway or septic system. Other stumps that are not in an excavated area will be cut off close to ground level and filled over. Tree branches will be machine chipped and disbursed on the lot. Any remaining roots, incidental stumps, and brush will be buried on the lot. The Builder will determine which trees will be removed to build the house, install the driveway and septic system.
5. **Foundation, basement-** Footings and piers as per building code.
8' Poured concrete foundation waterproofed with bituminous spray.
Basement slab is 4" concrete over polyethylene over 4" stone.
Drain tile around inside and outside perimeter of basement.
6' walkout door (see exterior doors) and 3050 window in basement if grade permits.
6. **Framing-** steel beam and columns size and spacing per building code.
Engineered floor joist as per plan.
¾" Advantec tongue and groove sub-floor glued and nailed.
2" x 4" walls, 9' ceilings 1st and 8' ceilings 2nd floor.
7/16" OSB exterior wall sheathing.

Date _____ Initials for Paulco _____ Initials for Buyers _____

SPECIFICATIONS
Paulco, Inc., The Caitlyn II

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- ½" OSB roof sheathing
Tyvek house wrap.
Truss roof.
Trayed ceiling in master bedroom.
7. **Insulation-** Living areas, R-38 blown ceilings, R-13 exterior walls. R-11 foundation walls above grade.
8. **Exterior finishes-** Vinyl siding, double 4.5" Dutch lap style (selection of color).
White vinyl soffitt.
White aluminum fascia, gutter, and downspout.
Panel shutters as per plan.
9. **Roofing-** 15 lb. felt over ½" OSB sheathing.
GAF 30 year architectural shingle (selection of color)
Aluminum flashing.
ridge vents.
10. **Interior finishes-** ½" drywall with 3 coat spackle and sanded finish. All drywall to be screwed and glued. Garage to get ½" fire code drywall on ceiling and common wall.
11. **Kitchen and bath cabinets-** see allowances. Installed by Builder.
Kraft-Maid cabinetry.
12. **Appliances-** see allowance. All installed by Builder.
13. **Flooring-** Pre-finished hardwood in foyer.
Vinyl in kitchen, powder room, breakfast, laundry and 2nd floor baths. Carpet remaining finished area.
14. **Exterior doors-** (Therma-True unless otherwise noted. All Therma-True doors get a Schlage Plymouth lockset and single cylinder deadbolt) Front door: 6 panel steel with two ½ lite sidelites. Garage to house door: fire rated 6 panel steel with self closing hinge. Basement door: 6068 15 lite steel. Breakfast room door: . sliding door with screen.
15. **Interior doors-** 6 panel masonite, pre-hung with 2.25" fj casing. Schlage Plymouth style locksets throughout.
16. **Interior trim-** Base molding 3.25" fj throughout. Window and door casing 2.25" fj throughout.
17. **Steps, stairways and railings-**Main stair to be carpet grade with oak railings.
Basement stair to be carpet grade with oak handrail.

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18. **Garage-** two white 9' x 8' steel panel garage doors with automatic door openers. Two 3060 windows in front. Fire code drywall ceiling and common walls only. 4" concrete floor reinforced with ½" rebar every 4'.
19. **Windows-** MW tilt sash double hung windows with integral grills and screens.
20. **Interior painting-** Walls and ceiling 2 coats paint sprayed. Sherwin Williams flat Shell White. Trim paint Sherwin Williams semi-gloss White.
21. **Exterior painting-** Exterior door and trim Sherwin Williams exterior.
22. **Electrical-** 400 Amp service. Outlets as required by code. See allowance for Decorative light fixtures. Special outlets: electric range, microwave, 2 water heaters, washer, dryer, dishwasher, 2 weatherproof, 2 bath heat-lamp fans, 1 bath fan, 2 TV, 3 phone, 4 double flood lights, 15 recessed lights, disposal.
23. **Heating, ventilating and air conditioning-** 2 zone HVAC system. Forced air heating and cooling by 13 seer heat pumps.
24. **Plumbing-** One 60" Aker fiberglass tub-shower (white) with standard chrome faucet.
One 36" x 60" Aker soaking tub (white) with standard chrome faucet and wood trim.
One 48" Aker shower (white) with standard chrome faucet and clear glass door with chrome trim.
1 washing machine hookup.
1 dishwasher hookup
3 toilets (Toto) 1.6 gal. Elongated front.
4 Moen 64625 single lever bath faucets, chrome finish.
1 Moen 7300 single lever kitchen faucet with spray, chrome finish.
2 exterior hose bibs
Two 50 gal. Electric water heater.
One 1/3 h.p. disposal.
One full bath rough in in basement.
Sump pit with pump.
Radon vent stub for future use.
25. **Water supply-** Pump, storage tank and hookup to house. Water testing and filters or other water treatment devices, if any, are the Owners responsibility.
26. **Driveway-** Asphalt paved with 2 car turn-around area.
27. **Sidewalks, pads-** 3' wide concrete sidewalk (broom finish) from closest point of

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SPECIFICATIONS
Paulco, Inc., The Caitlyn II

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driveway to front porch steps.

28. **Septic system-** An individual home septic system will be installed in accordance with county health department regulations.
29. **Final grading and seeding-** Up to 30,000 square feet of final grading and seeding is included.
30. **Porches, stoops-** covered front porch as per plan with brick row-lock and broom finish concrete floor. Vinyl porch railings (square baluster) and vinyl turned posts.
31. **Utility connection-** Electric line connection to house included.
32. **Fireplace-** Heatilator Caliber 36" direct vent lp gas fireplace. Marble facing and hearth with painted colonial style mantle.
33. **Mirrors-** mirror at each bath vanity 36" high by width of vanity less 2" (1/4" thick polished edge). Oval mirror at powder room (1/4" thick polished edge).
34. **Closet shelving-** ventilated wire shelving throughout all closets and pantry.

Where these specifications allow for the selection by the Owner subsequent to the execution of this contract, the Builder will accept the decision of one Owner as though all the Owners gave them.

Date _____ Initials for Paulco _____ Initials for Buyers _____

