

# A PREMIER ANNAPOLIS OFFERING

# 203 LOCKWOOD COURT



## Georgie Berkinshaw

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## THE LOCKWOOD HOUSE – THE BEST LOCATION ON SPA CREEK

203 LOCKWOOD ROAD  
ANNAPOLIS, MD 21403

Designed by Scott Rand AIA and built by Mona Design Build in 2010.

### WATERFRONT

- Sweeping, elevated views of Spa Creek and the skyline of Annapolis from almost every room
- Private pier with two slips, 20,000 lb boat lift, electricity and water
- Larger slip measures 20 ft by 60 ft
- 8 ft MLW at end of dock, 6 ft MLW at side of dock
- Approximately 210 feet of waterfront on Spa Creek

### EXTERIOR

- Private stone walkway from gated path leads to covered Bluestone front porch and custom door
- Cedar shake roof with copper gutters and seams
- Cedar siding with BlueStone skirting perimeter of entire house
- Custom landscaped grounds with lush greenery and Bluestone hardscape
- Flagstone patio wraps rear of house to take advantage of the expansive water views. Custom columns, wood ceiling with recessed lighting, surround sound and separate grilling area
- Stone chimney

### INTERIOR

- Random width oak wood floors with ebony stain throughout
- Architectural details include Rocky Mountain hardware, custom screen doors and wainscoting
- Recessed lighting and surround sound system throughout
- Elevator-ready shaft to all four levels, currently provides additional storage
- Sisel rug in all stairwells with custom wainscoting
- Custom light fixtures
- 9 foot ceilings on all four levels

### MAIN LEVEL

- Coffered ceiling with recessed lighting and waxed oak wood floors throughout
- Foyer with concrete inlay in wood floor entryway, wainscoting, and double door coat closet
- Powder Room with marble vanity and steel basin, wainscoting and sconce lighting

*All information is deemed reliable, but is not guaranteed.*

- Open floorplan with easy flow from the Living Room into the Dining Room and Kitchen, all sharing a wall of windows and five sets of double doors to the patio and waterfront
- Living Room features tacked-down sisel rug, masonry fireplace with concrete hearth and surround and built-in black walnut cabinetry on either side
- Dining Room directly off the Kitchen with tacked-down sisel rug

## KITCHEN

- Beadboard coffered ceiling
- 2 inch thick polished concrete countertops
- Island/Breakfast bar with pendant lighting above
- KraftMaid dark wood cabinetry with custom paint and soft closet drawers
- Exposed farm basin sink set into countertop with disposal
- All stainless steel appliances include Thermador side-by-side refrigerator, two Thermador dishwashers, KitchenAid built-in microwave and Thermador Professional gas oven/range with six burners, griddle and wall-mounted pot filler faucet
- Spacious walk-in pantry

## UPPER LEVEL 1

- Bedroom with wall of built-in bookcases, detailed wood carved wall, coffered ceiling, walk-in closet, double doors to private patio and views of Spa Creek.
- Full Bath en suite with marble vanity and tilting mirror, claw foot tub, floor-to-ceiling tile standing shower with glass door and Waterworks showerhead and television/phone connections above the tub.
- Walk-in linen closet in hallway designed as an elevator-ready shaft

## MASTER BEDROOM

- Wall of built-in bookcases, coffered ceiling, detailed wood carved wall, double door to private patio and views of Spa Creek
- Full Bath en suite with handmade tile, dual marble vanities with tilting mirrors, claw foot tub, floor-to-ceiling tile standing shower with glass door and Waterworks showerhead
- Walk-in closet access from Bathroom with two built-in dressers and mirrors

## UPPER LEVEL 2

- Sitting Area at the top of the stairs with beadboard chair rail and built-in bookcase
- Full Bath with Waterworks floor-to-ceiling tile shower with glass door, sconce lighting, beadboard chair railing, Skylight and view of the Eastport Bridge
- Walk-in linen closet designed as an elevator-ready shaft
- Third Bedroom features a vaulted ceiling, wall of built-ins, walk-in closet and views of Spa Creek and the Eastport Bridge

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- Fourth Bedroom features vaulted ceiling, walk-in closet with built-in storage and three built-in twin trundle day beds along one wall. Expansive views of Spa Creek and built-in shelving.

#### LOWER LEVEL

- Concrete floors throughout
- Rec Room with double door entrance to lower level yard and rough in for wet bar
- Future in-home theater room/bedroom or storage room with raised platform has decorative columns and crown molding
- Gym with mirrored wall and television hook-up
- Full Bath with Waterworks fixtures and floor-to-ceiling tile shower
- Separate Laundry Room includes Whirlpool Duet front-loading washer & dryer, KraftMaid cabinetry with soft close drawers and utility sink
- Additional under-stair storage and closet with built-in shelving designed as an elevator-ready shaft
- Rough-in for wet bar

#### UTILITIES & SYSTEMS

- 400 amp electricity
- Rinnai tankless hot water heater
- Hunter irrigation system
- 2 unit high-efficiency HVAC system with 4 zone heating including automatic humidifier control
- Security system
- Spray foam insulation in ceilings and walls
- Whole house sprinkler system serviced by city water

#### OTHERS

- House located out of flood plain
- Square Footage
  - Above grade: 4,625
  - Basement: 2,115
  - Garage: 220
  - Total: 6,738



SPA CREEK

SPA CREEK

203 Lockwood Court



## MAIN LEVEL

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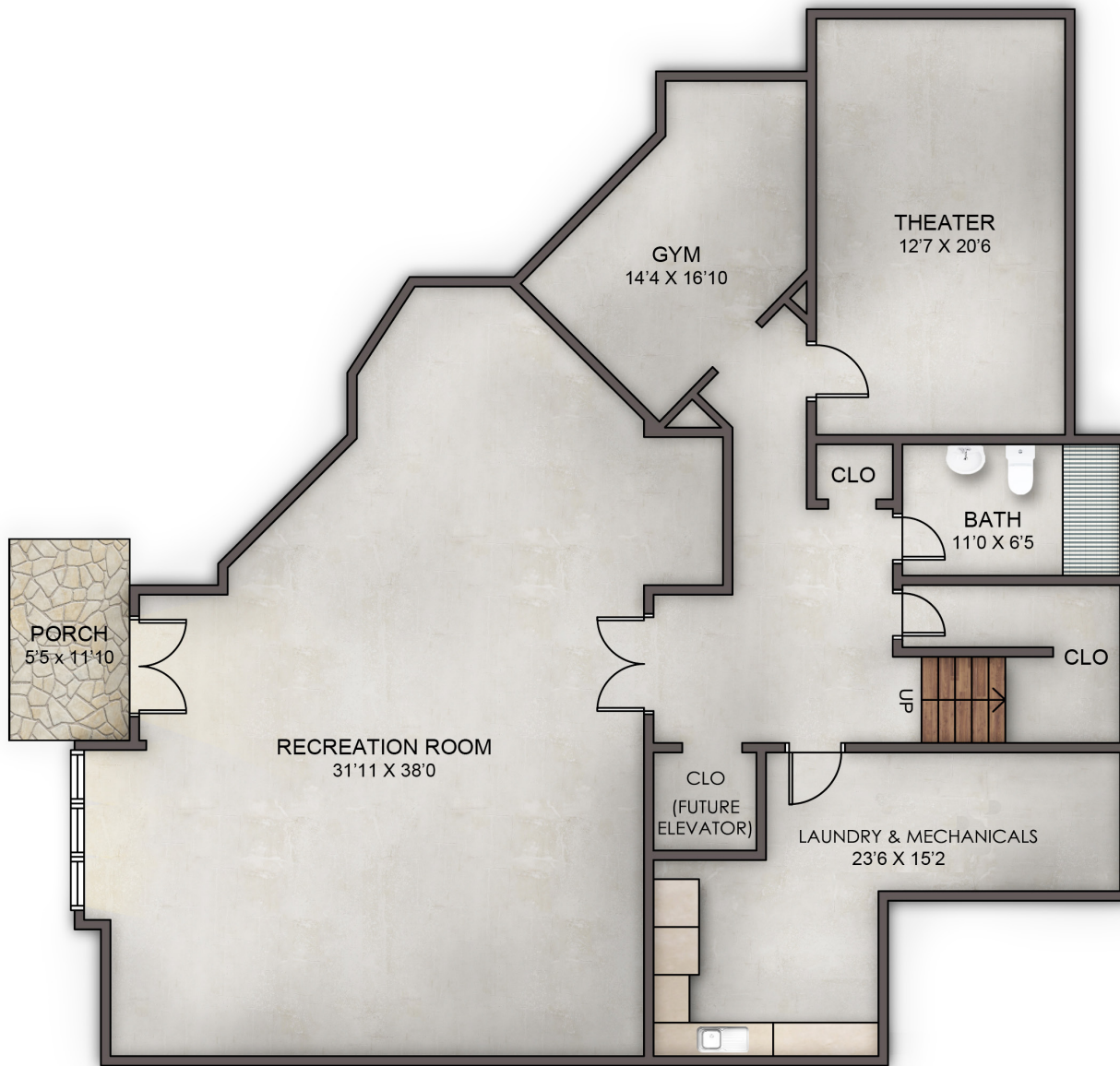
# UPPER LEVEL 1

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## UPPER LEVEL 2

*All information is deemed reliable, but is not guaranteed.*

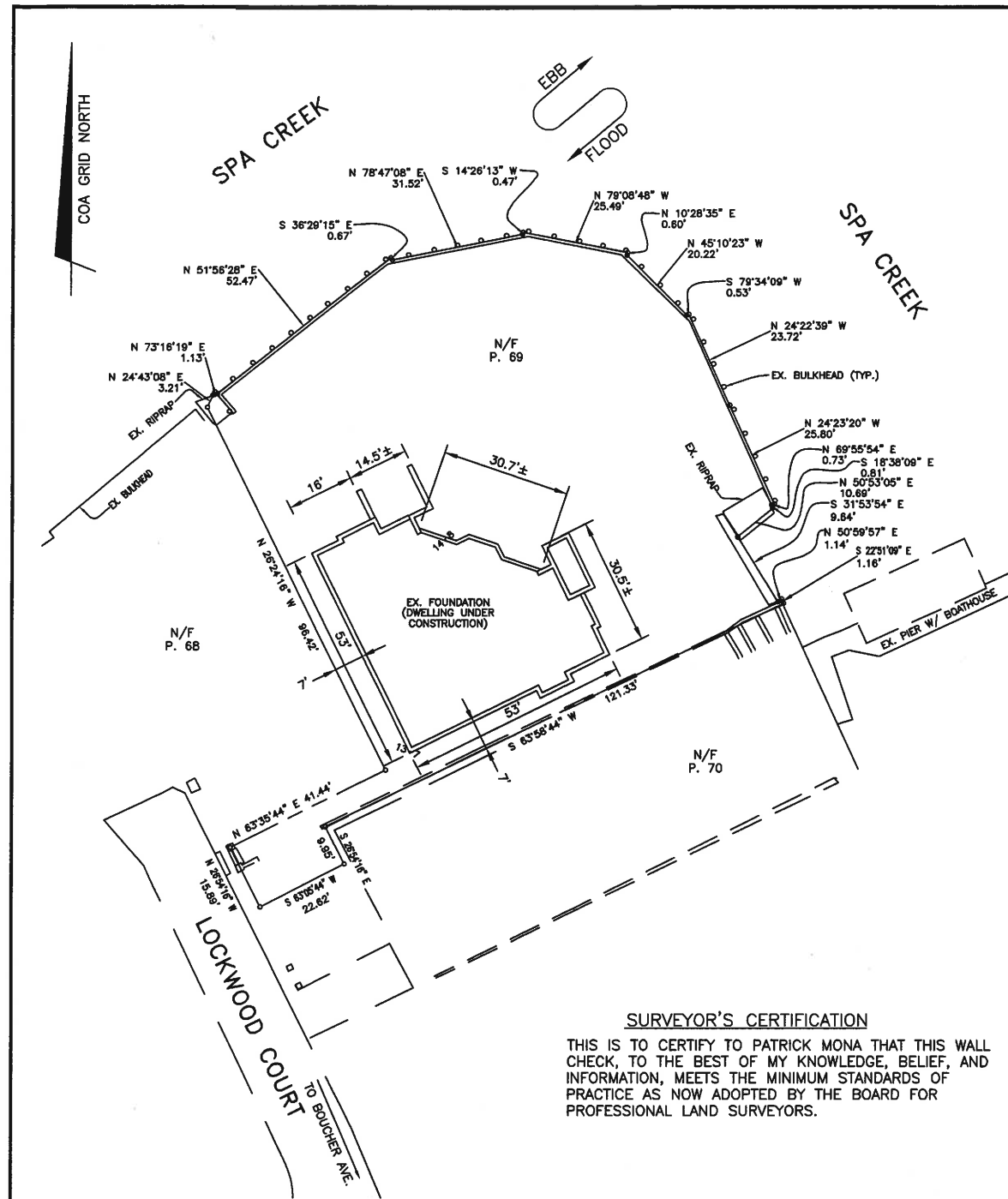


LOWER LEVEL

GARAGE



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**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY TO PATRICK MONA THAT THIS WALL CHECK, TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE MINIMUM STANDARDS OF PRACTICE AS NOW ADOPTED BY THE BOARD FOR PROFESSIONAL LAND SURVEYORS.

THIS IS NOT A BOUNDARY SURVEY.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTION LINES NOT SHOWN HEREON.

**SETBACK ACCURACY STATEMENT**

THE SETBACK DIMENSIONS WITH RESPECT TO THE APPARENT PROPERTY LINES HAVE AN ACCURACY, OR TOLERANCE OF 1 FT., MORE OR LESS.

C. DOUGLAS MEEKINS MD. NO. 9153 DATE  
PROFESSIONAL LAND SURVEYOR



**C. D. MEEKINS & ASSOCIATES, INC.**

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WALL CHECK  
203 LOCKWOOD COURT  
ANNAPOLIS, MD 21403  
TAX MAP 52D, GRID 1, PARCEL 69  
6TH ASSESSMENT DISTRICT, ANNE ARUNDEL CO., MD

SCALE: 1"=30'

DATE: 11-15-08

JOB NO. 07-7025