

THE POINT



14A3 President Point Drive • Annapolis, Maryland

A YACHTSMAN'S DREAM! Fabulous waterfront condo completely renovated with 2 bedrooms, 1.5 baths. This premier location with panoramic water views of Spa Creek, looking straight down to the Eastport Bridge, are hallmarks of this property. The recent state of the art improvements to the bulkhead, pier and expanded slips make "The Point" one of the finest yachting complexes on the Chesapeake Bay. Pool, tennis courts and club house complete the amenities. Walk to downtown Annapolis and enjoy restarants, shops and yacht clubs.



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Owned & Operated by NRT LLC

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Living Room:

- Brazilian Walnut Flooring
- Wood burning fireplace / Slate surround
- Sliding Doors to Patio Area

Dining Room:

- Brazilian Walnut Flooring
- Sliding Doors to Patio Area

Kitchen:

- Brazilian Walnut Flooring
- Granite Countertops
- Maple Kitchen cabinets
- Stainless Steel Appliance Package includes
- Built-in-Microwave, Refrigerator, Dishwasher
- Cooktop with Oven

Master Bedroom:

- Brazilian Walnut Flooring
- Built-in-Bookcases and Entertainment Center
- Large Window overlooking Spa Creek
- Bose Surround sound system

Master Bathroom:

- Marble tile floor
- Bathtub with Jets / Shower

Dressing Room:

- Maple Vanity / Custom Countertops and Storage
- Large Mirrored closet
- Brazilian Walnut Flooring
- Large Mirrored Closet
- Powder Room
- Marble tile floor
- Vanity Storage

Loft/ Guest Room /Office

- Spiral staircase with Brazilian Walnut Stairs
- Built-in-Maple Bookcase

Waterfront Deck

Fabulous Water Views of

Ceiling Fan on Front Deck

Stackable Washer and Dryer Ceiling Fan on Front Deck

Extras:

- Bose Surround System /Master Bedroom
- Temperature Controlled Storage Area
- New Kitchen and Bathrooms
- Brazilian Walnut Flooring Throughout

Community

- Marina with Slips Available /\$57/ft.
- Pool, Hot Tub and Clubhouse
- Tennis
- Waterfront Oyster Shell Walk and Promenade on Spa Creek
- Kayak / Dinghy Rack available @ \$50/space

Condo Fee /\$427.44



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Total Renovations Cost = \$56,999.64

*Purchase price and date: \$477,000 (settled 1/ 2005)

Throughout condo:

Tempered glass low e installation — \$2,984.00
Wood floors throughout house — \$13,911.00
(incl. installation of subfloor and Brazilian Walnut stair treads)
Recessed lighting and wiring installation — \$1,499.00
Additional wiring and light fixtures — \$1,488.68
Total = \$19,886.68

Kitchen:

Washer/Dryer — \$1,403.00
Kitchen cabinets — \$7,215.42
Granite countertops — \$2,690.00
Refrigerator, microwave, dishwasher and range — \$4,916.80
Sink, faucet and disposal — \$ 600.61
Hot water heater — \$999.01
Total = \$17,824.84

Baths:

Sink, faucet, shower head and medicine cabinet — \$896.57
Toilet — \$552.30
Tub — \$903.95
Installation — \$3,175.00
Marble tile and installatio — \$1,030.34
Master and Powder Room cabinets — \$2,058
Total = \$8,616.98

Living Room:

Slate surround for living room— \$1,055.00
Armoire linen closet for hallway — \$1,507.00
Armoire coat closet for entryway — \$1,560.00
Total = \$4,122.00

Master Bedroom

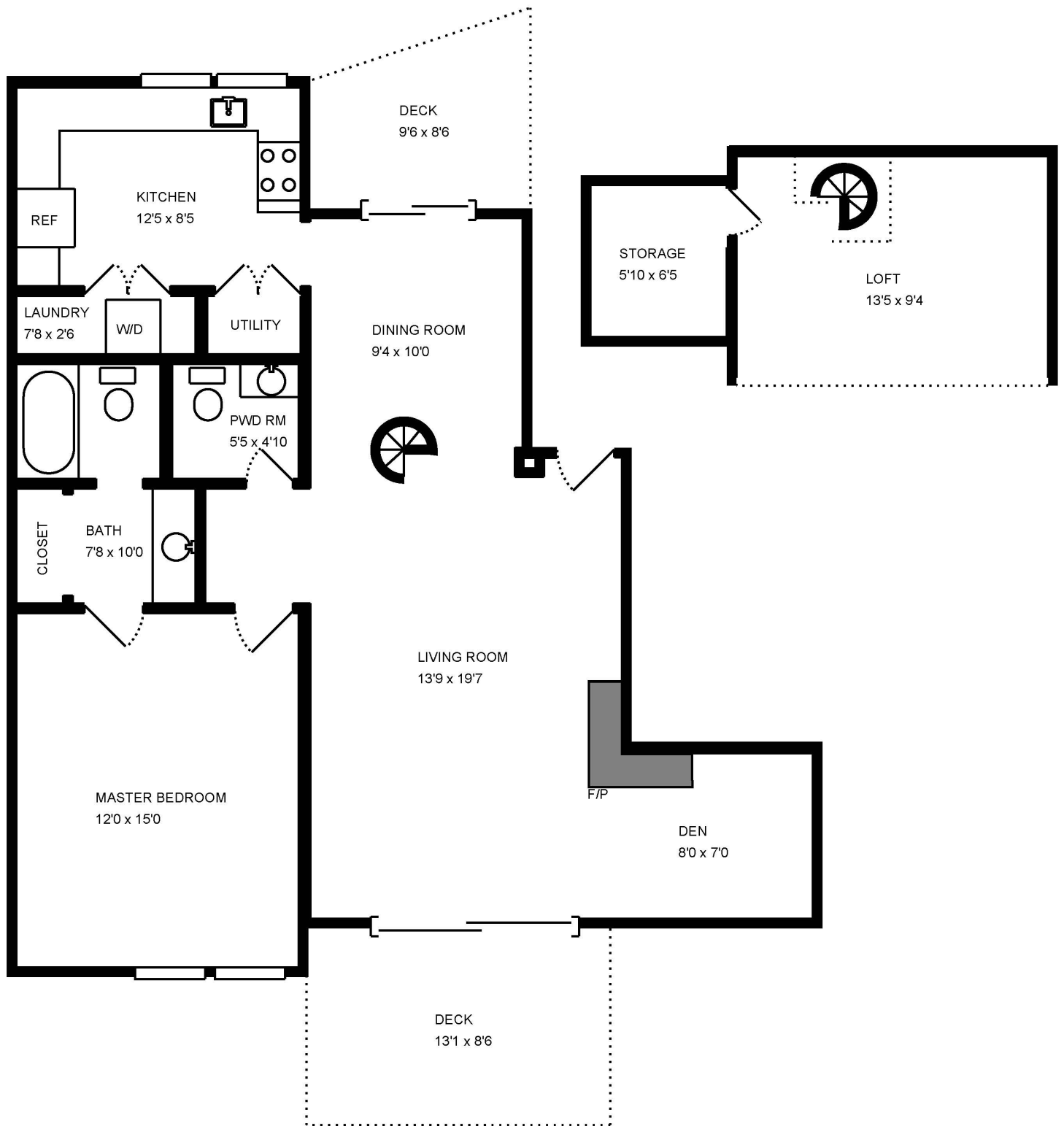
Ceiling Insulation
Bose sound system — \$2,571.35
Built in bookcases and entertainment center — \$1,338.11
Total = \$3909.46

Loft/office/guest room:

Bookcases for loft — \$1,449.68
Storage closet for loft — \$1,120.00
Ceiling insulation
Total = \$2569.68



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All information is deemed reliable, but is not guaranteed.