

NOTES: Joshua Barnev House

2007

7912 Savage Guilford Road slightly less than 7 acres: Gated Estate, completely Fenced backing to state land and Little Patuxent River. Listed on the National Register of Historic Places. Approximately ½ acre of the property is not listed on Nat'l Register of Historic Place and may be buildable.

- Lower level daylight maid or in-law apartment includes: laundry, full bathroom, full kitchen, bedroom, Living/Dining area, & porch PLUS
- 6 Bedrooms (upper levels)
- 8 Full bathrooms
- 2 Powder rooms
- 6 Fireplaces (3 wood burning, 3 Gas log)

Historic part of house (c. 1760): Large front & rear foyers, front to back living room with 9over9 windows on three sides, two large bedrooms, 2 story stairway, finished attic; 10-12" thick walls; elegant trim; Original wood floors, windows, 2 original (re-lined) working fireplaces; 12' ceilings, plaster walls, North side exterior features 100+ y.o. boxwood.

2001 - 2005

NEW construction:

Approx 3000 sf NEW Additions:

- 600 AMP electric service
 - Panasonic 12 line Phone / intercom system throughout
 - Exterior Finish Insulation System; NO maintenance exterior trim
 - Architectural grade thermal powder coated aluminum divided windows & doors
 - New ¾ inch solid rustic cherry floors throughout
 - 2 new **KITCHENS**: One is currently a catering kitchen with wood burning fireplace, ¾" solid cherry floors, chamfered ceiling – could easily be converted to a Family Room; THE OTHER NEW kitchen/breakfast room has vented gas Fireplace with Deluxe appliances - Miele dishwasher, Dacor range, hood and warming drawer, Custom tile art work in wall over range, Corian countertops, Center island 2nd sink, 2 disposals, Custom Cabinetry, solid cherry floors, French doors to terrace; built ins.
 - Dozens of built ins throughout the house
 - Butler's pantry (2nd – bedroom- level) (sub-zero refrigerator, Miele DW do not convey, bar sink, cherry Cabinets;
 - New sitting room for existing bedroom;
 - 1 new Bedroom with new Deluxe ensuite bath
 - 1 new Huge Master bedroom suite with FP, sitting room, laundry room with built in cabinets & (Miele washer/dryer do not convey), separate water closet (w/ bidet) (all radiant floor heat) and (Huge, Elegant Travertine marble bathroom with thermal soak tub with brass faucets & hand shower (under triple wide window wall), large glass enclosed Travertine marble shower with extra hand shower brass faucets & trim, custom (2 level) vanity with corian counter & large integral sink, extra dedicated electric receptacles, Travertine Marble floor with radiant floor heat; Crystal chandelier.
- = Total of 4 Deluxe new bathrooms (Architectural grade plumbing fixtures, faucets, lighting, accessories, etc)
- 2 Deluxe half bathrooms (powder rooms) on first floor
- = Total of new 4 fireplaces (1 wood burning in kitchen, 3 vented gas log)
- 3 level Elevator fully Roughed in
 - 24/7 monitored **commercial** fire suppression SPRINKLER, integrated Smoke Detector system
 - Audio/speaker system wired throughout all new common rooms & new master bedroom
 - CATV wiring throughout (old and new)
 - High Speed internet wiring in all bedrooms, library, basement office & apartment, kitchens, foyer
 - HVAC – 4 new zones for hot water radiant heat and 2 new AC zones
 - Attic storage area
 - 3 new porches at back of house
 - Excavated NEW Basement areas: Finished some. Large basement storage areas with shelves, Basement garage, Laundry rooms with storage closets
 - New stairway to basement
 - New back stairway

GROUNDS:

- Buried all electric, phone, cable lines coming in to house
- New terraces completely across front/East and South side of house
- New powder coated railings

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- New stone retaining walls, circular terrace stone wall, stone stairway, water garden, linear fish pond; stone mail/newspaper box
- All new landscaping (there were NO gardens on the grounds)
- New trees (red maples, Magnolias, Hemlock, unusual varieties of evergreens, Spruce) 5000+ bulbs, Azaleas, Rhododendron, hundreds of Perennials, grasses, herbs, etc)
- Created and paved large circular driveway, parking area & Paved old dirt driveway
- Electric service to garden / shed areas
- Water piped to hose bibs at garden areas, shed areas, gazebos, top of front hill
- Multiple hose bibs on each elevation of house
- Exterior lighting (security, flood, post lights, house lights)
- Extended fence surrounding property to 9 feet high
- Underground garden sprinkler system
- more

Remodeled/gutted 1940's additions:

- 1940'S additions. (Library, Dining Room, Elk Ridge Bedroom & Bathroom): re-built & remodeled –
- New architectural grade bathroom fixtures, Glass/tile tub enclosure; ceramic tile floors.
- New, high end thermal pane windows to replace all old windows except small bath.
- Added architectural grade thermal pane French door/window unit to Dining Room/sliding door/window unit in Library
- New HVAC
- New insulation in all exterior & interior walls; new framing, all new drywall;
- New solid pine doors; Added antique oak & glass double door for 2nd Library entrance.
- New crown molding + egg & dart crown molding in halls & dining room
- New electric wiring
- Custom cabinetry & Designer wet bar in Dining Room
- EIFS with maintenance free exterior trim
- Redecorated Attic bedroom and bathroom; new fixtures
- Redecorated 2nd floor hallway bathroom (replaced vinyl floor with ceramic tile)
- Replaced Dining Room & Bedroom floors with ¾" solid cherry floors

Old Basement:

- Built & finished a NEW Maid/In-law apartment: Bedroom, living/dining area, full bathroom, Porch, full new kitchen SC stove, cabinets, refrigerator; French doors, built-ins, CATV; Ceramic tile kitchen, bath & laundry floor; Decorated & trimmed out. Wooden shutters on windows;
- Rehabbed Existing small laundry room now attached/dedicated to the apartment;
- Retained existing finished office space with full bathroom and extensive closet storage
- Retained existing furnace room
- Added large new laundry/hobby room; closets

Other Miscellaneous improvements:

- 11 new Ceiling fans/lights (all new wiring to fixtures)
- New architectural grade lighting fixtures (Foyer, Dining Room, upstairs hallway Chandeliers) High hats, etc.
- Extra Hand showers in all bathrooms
- Built in cabinets in bathrooms
- Total redecoration with architectural grade moldings; paint, wallpaper, trims;
- Glass shower enclosures
- Grab bars in all bathrooms
- Deluxe/architectural grade towel bars / hardware (Baldwin brass, nickel, heated, etc)
- 2 new (additional) hot water heaters
- Dimmers on most light fixtures
- Custom window shutters, faux wood blinds, cellular shades
- Double the required number of electric receptacles
- Second floor "trex" deck between old and new addition

Ongoing Termite contract renewed annually

Annual furnace service contract

Annual inspection of fire suppression systems