

Overview of Renovation

- Take a 1950s split level raised ranch and renovate to a 2015 craftsman style eco friendly house
 - New Exterior
 - Raise front
 - Additions:
 - 2nd floor
 - 2 car garage
 - Deck
 - Updated HVAC remove current baseboard electric Radiant Heating/Cooling
 - Make sure all duct work and ventilation is up to 2015 standards
 - Update all windows
 - Make sure all wiring is up to 2015 standards
 - Make sure all plumbing is up to 2015 standards
 - Propane cooking



3815 Outrigger Dr, Edgewater, MD 21037

- Property Details
- House Size 1,161 Sq Ft (Basement 580)
- Neighborhood Holly Hill Subdivision
- Lot Size 0.52 Acres
- Year Built 1954
- Style Split Foyer
- 2 Bedroom(s) on Lower Floor 1
- 3 Bedroom(s) on Upper Floor 1
- 3 Full Bath(s)
- 1 Bath on Lower Floor 1
- 2 Bath(s) on Upper Floor 1
- Kitchen and Dining
- Basement
- Entrance in Split Foyer
- Connecting Stairs to Basement
- Rear Entrance to Basement
- Side Entrance to Basement
- Connecting Daylight In Basement
- Fully Finished Basement
- Exterior and Lot Features
- 22517 SqFt
- Private Pier/Waterfront and Water Access
- 1 Docks
- Whitemarsh Creek Off Of Rhode River
- Asphalt Driveway
- Electric Radiant Heating/Cooling
- Central A/C
- 2 Fireplace(s)
- Utilities
- Well Water
- Pool



Outrigger rear



This color
Vertical in above
lines and over
garage horizontal
in below lines



Dark Bronze*



Exterior
lights



North Elevation

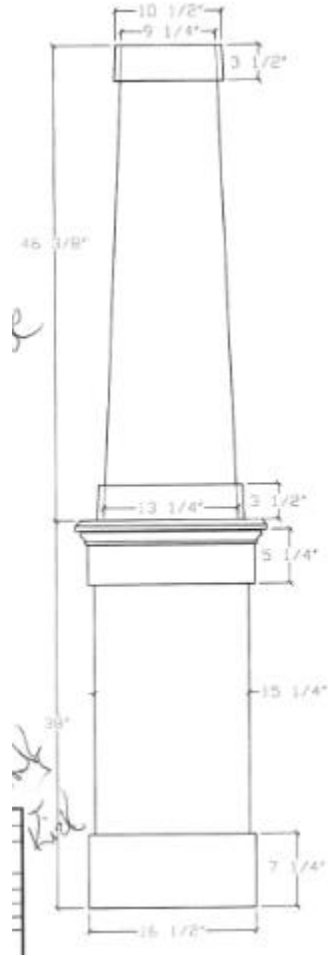




WALL LAYOUT 1



Porch



Windows and Doors

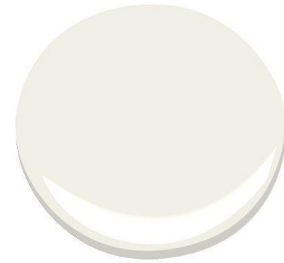
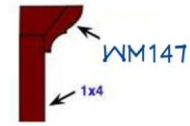
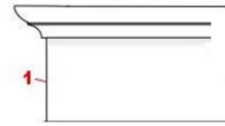
Benjamin Moore AF-15
Steam- All Interior Trim



Front door-
Therma
Tru



Garage to
house
door



plygem

Interior
door



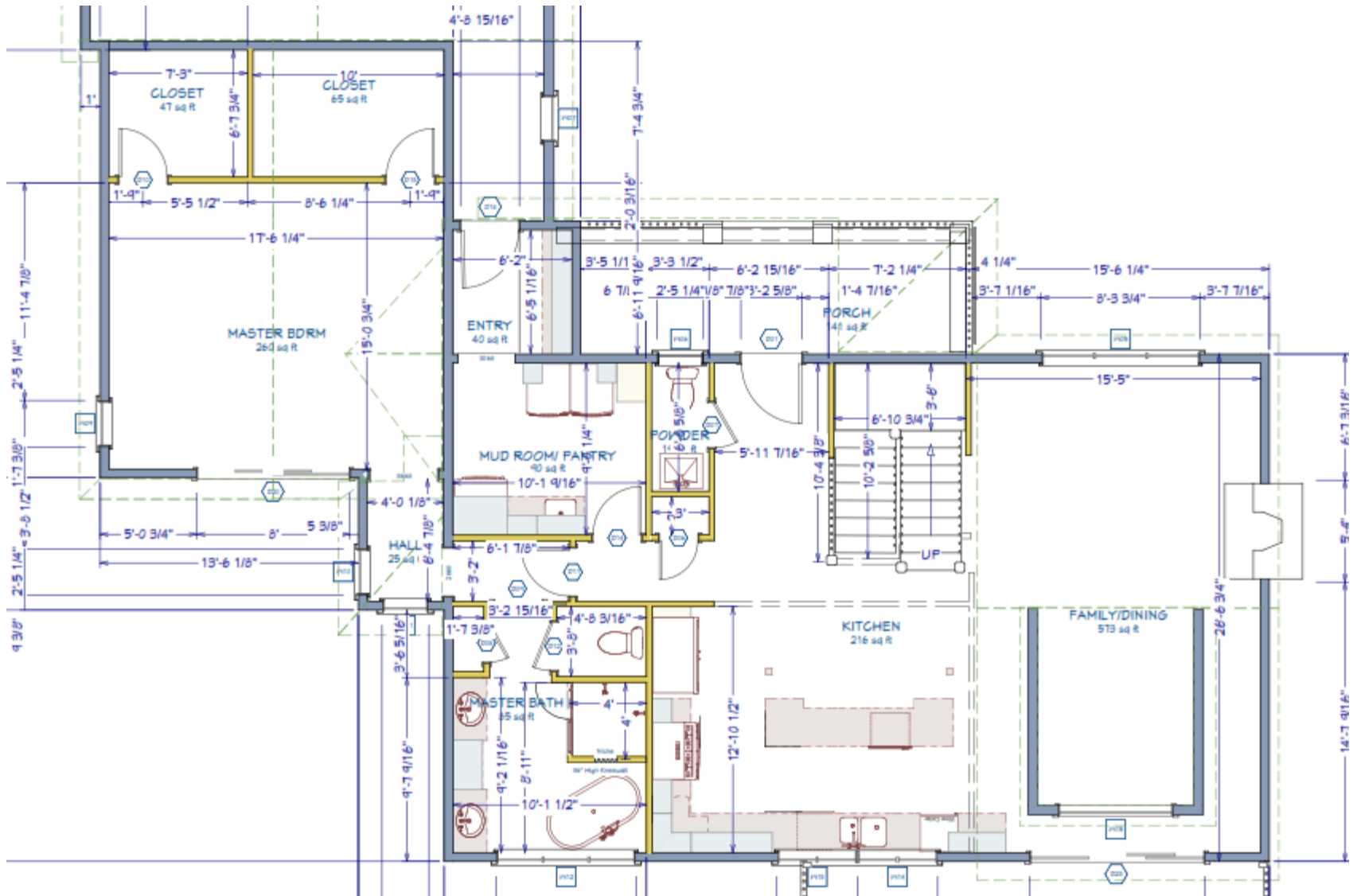
2 Back storage door



Back door
to bath



Main level



- Main Floor
 - Great Room- Family room, Dining, and Kitchen

Fireplace style



Banister Style



Coventry Gray (Benjamin Moore)- Great room, Kitchen, Halls, Stairway, Basement



Chaparral: Tackroom - Hickory
 Kitchen, Great room, master, and upstairs hall



Dining Room Chandelier



Entry Light



Stairwell chandelier



Stairwell basement

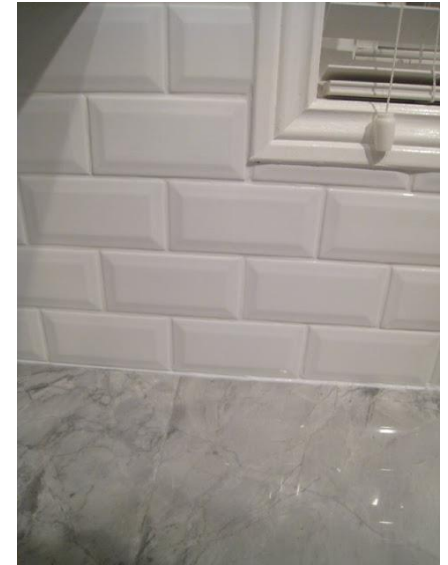


Upstairs Hall

- Kitchen



Beveled
white subway



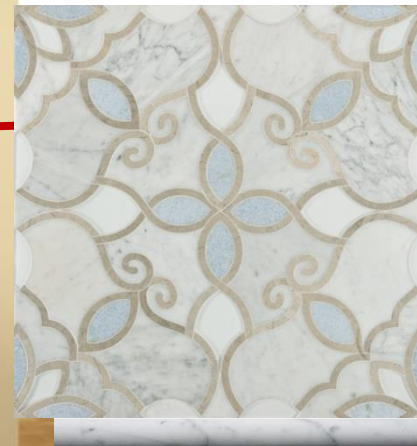
Super White
Granite



Kitchen Backsplash

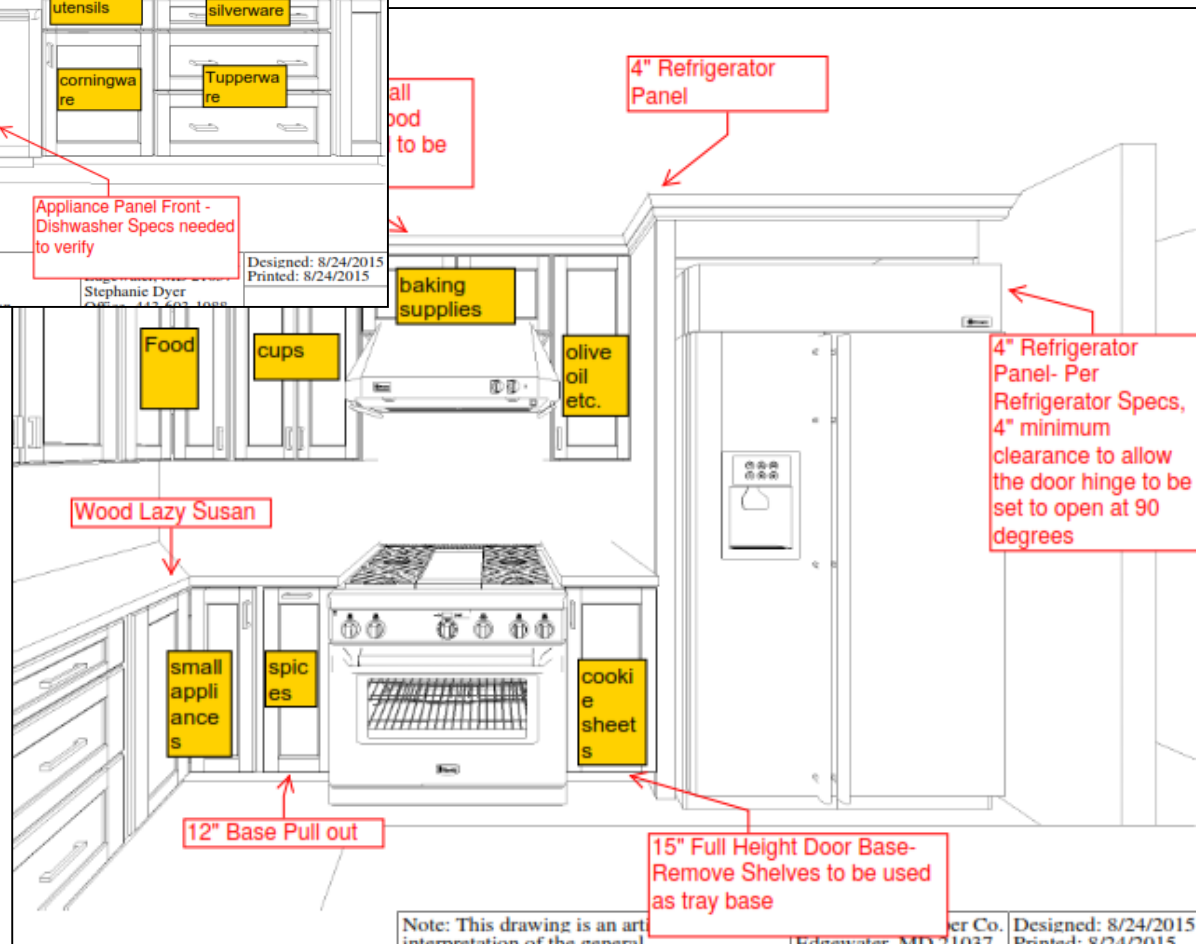
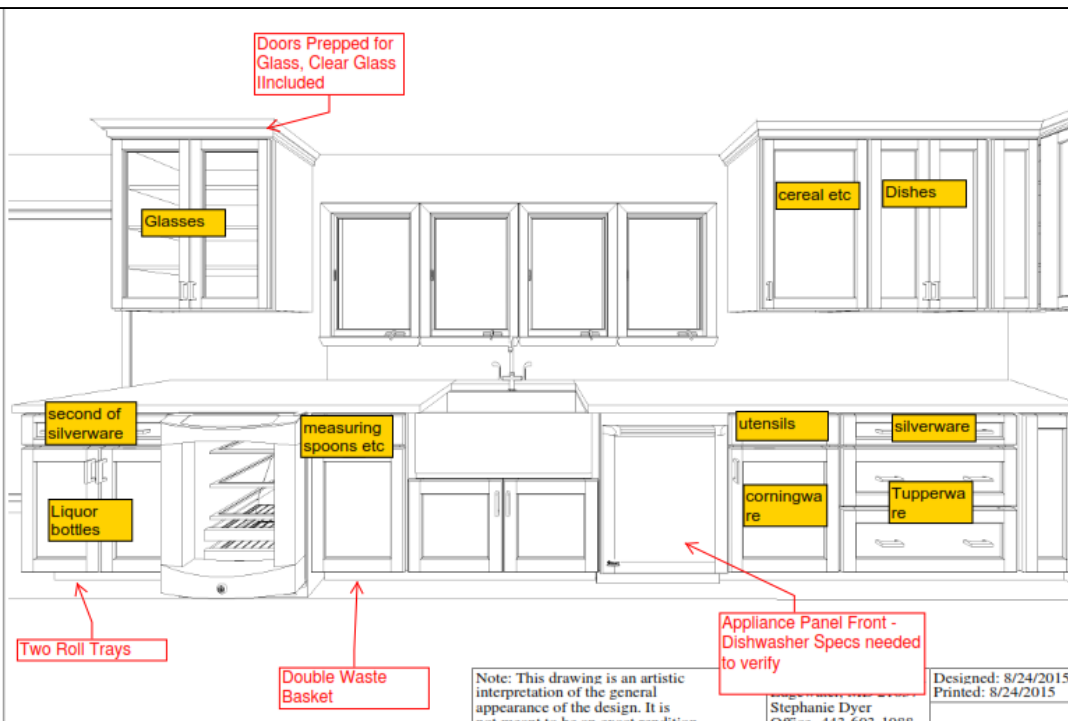


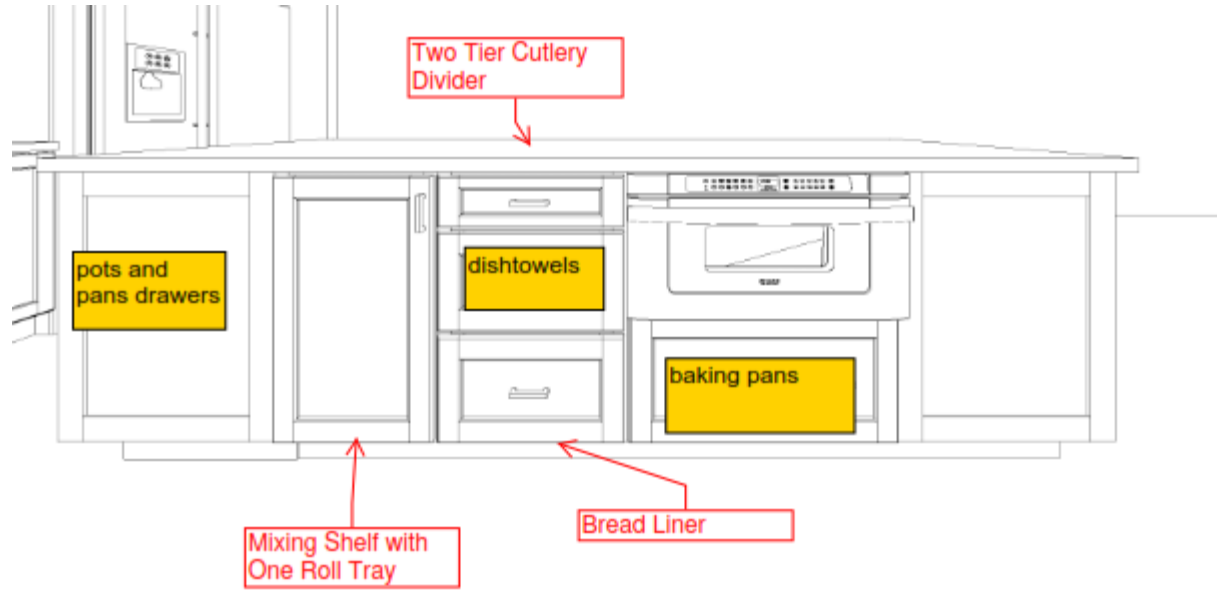
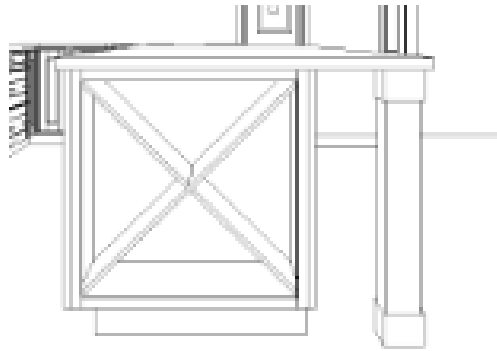
Dal Tile
**019036MODBEV1P
4**
Arctic White Arctic
White Glazed
Ceramic Wall Tile -
3" x 6" (10.4 SF /
Carton) purchased
by Marva



Tile insert Granada
Bianco purchased by
Julian with border
Carrara White 3/4" X
12" Marble Polished
Bullnose Pencil Liner
Trim purchased by
Julian







- Main Floor
 - Family Room
 - Update fireplace
 - Re-finish hardwood
 - Vaulted ceiling



Dining Area



96''

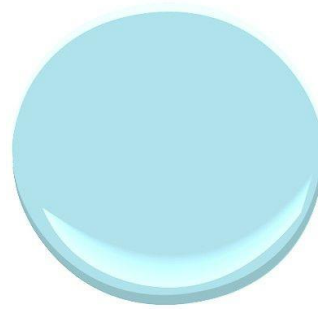
66''

Powder Room

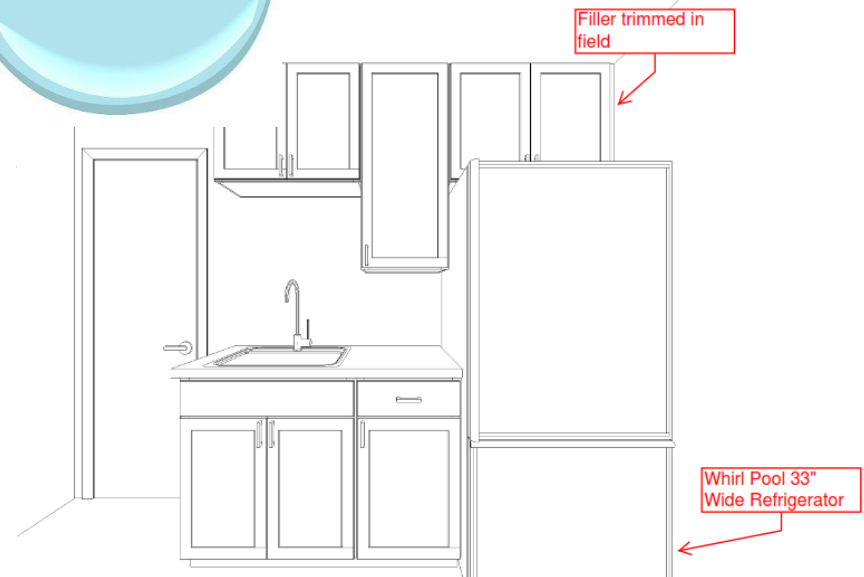
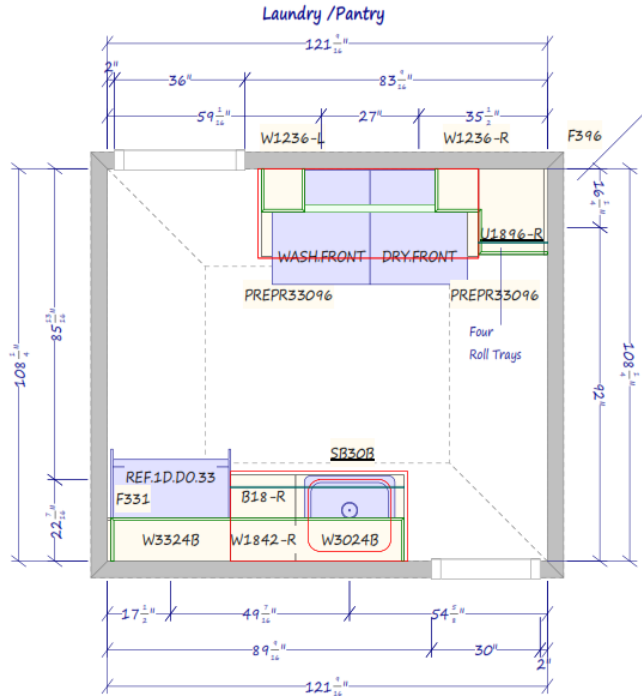


Laundry/Pantry

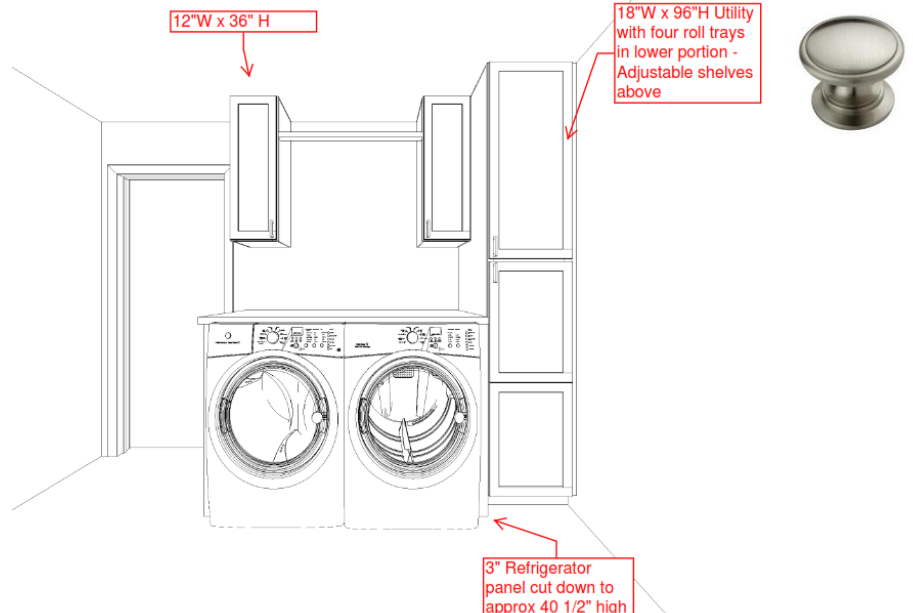
Benjamin Moore® Natura®
serenity laundry Room,
Mudroom door



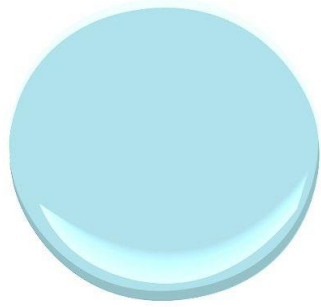
Aristokraft Cabinetry: Standard construction
Door Style: Vanwyke
Drawer Front: Standard Slab
Wood Species: Thermofoil Laminate
Finish: White



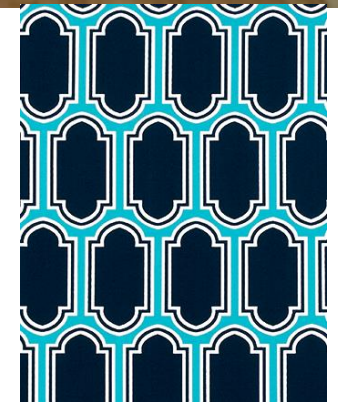
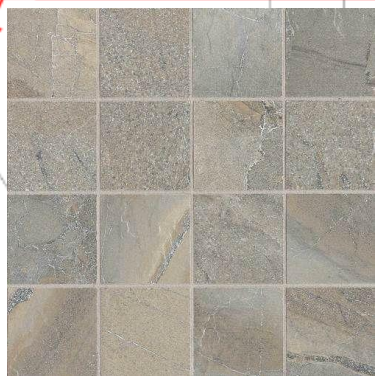
Laundry and
mud room-
Porcelaine look
like slate Dal tile
Ayers rock
majestic mound



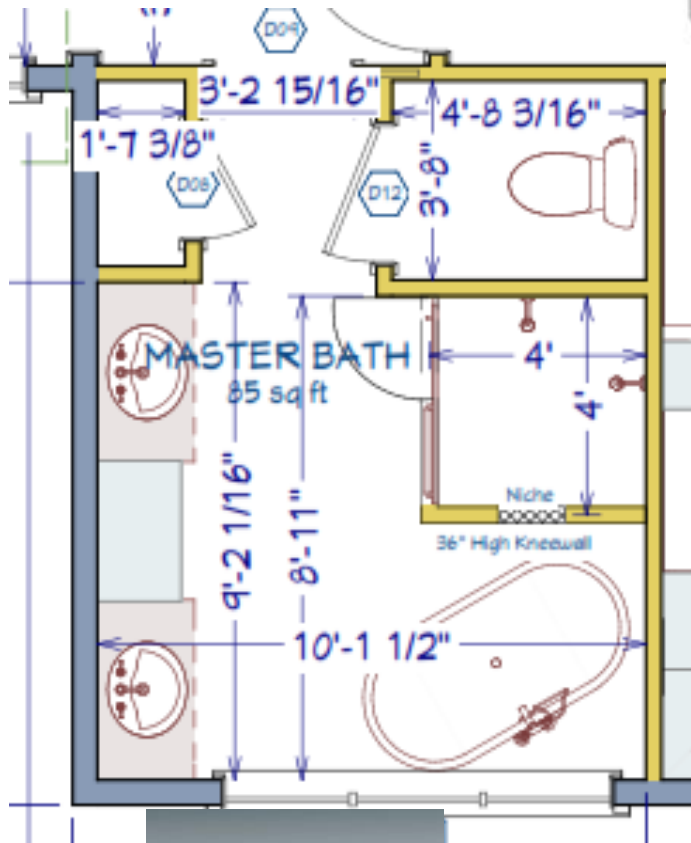
Mudroom



Drawer Base 16 1/2" H x 18" D -
Wood Top 3/4" Thick x 19 1/4"D

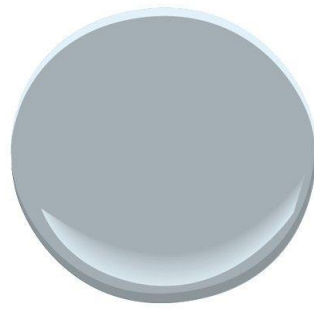


- Master Bathroom

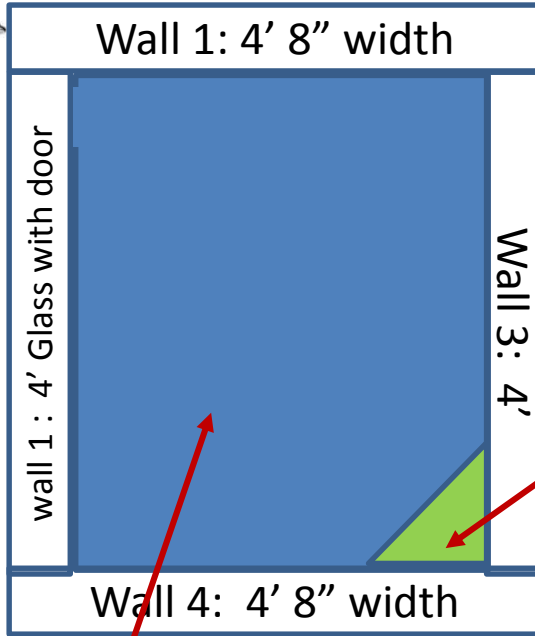


9'1"
 109"
 24" for
 lights

Benjamin Moore Solitude



Master shower

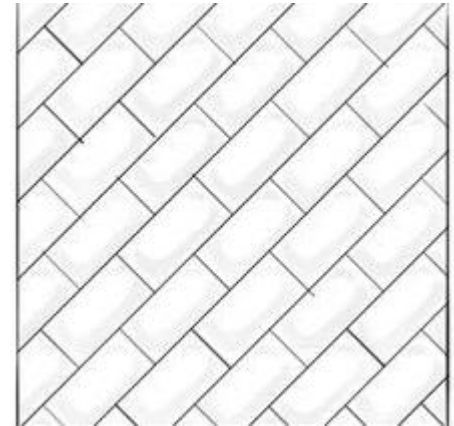


Hampton
Carrara seat
1x19
Hand carved
Lansdale



Hampton
Carrara Cobble
12 x 12 in
Marble
Shower Floor

Ceiling- IMPERIAL
BIANCO GLOSS
CERAMIC SUBWAY
TILE – 3 X 6 Diagonal
offset white grout



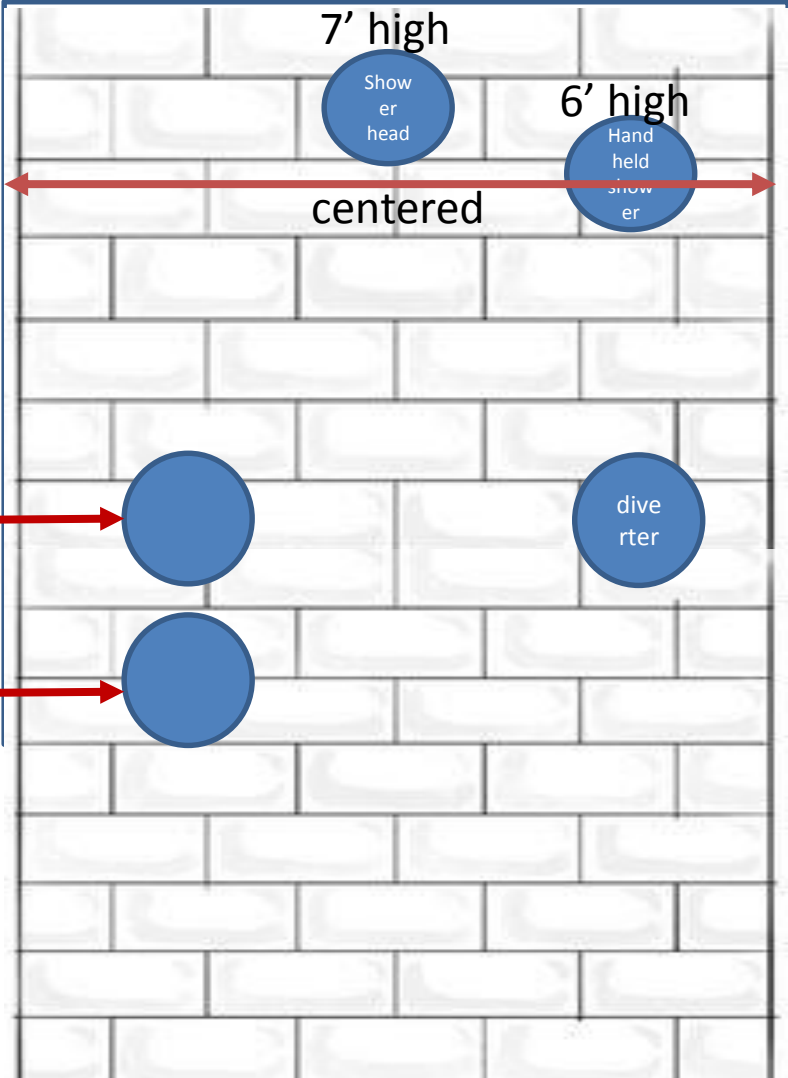
Master shower

Wall 1 threshold
White subway with
Hampton marble ledge



HAMPTON CARRARA
POLISHED SHOWER CURB
TOP MARBLE TILE FIXTURE
- 42 X 6.5 X 0.75 IN.

Wall 2- offset 3"x6" white
subway- white grout

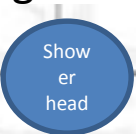


Shower faucet
head wall 2

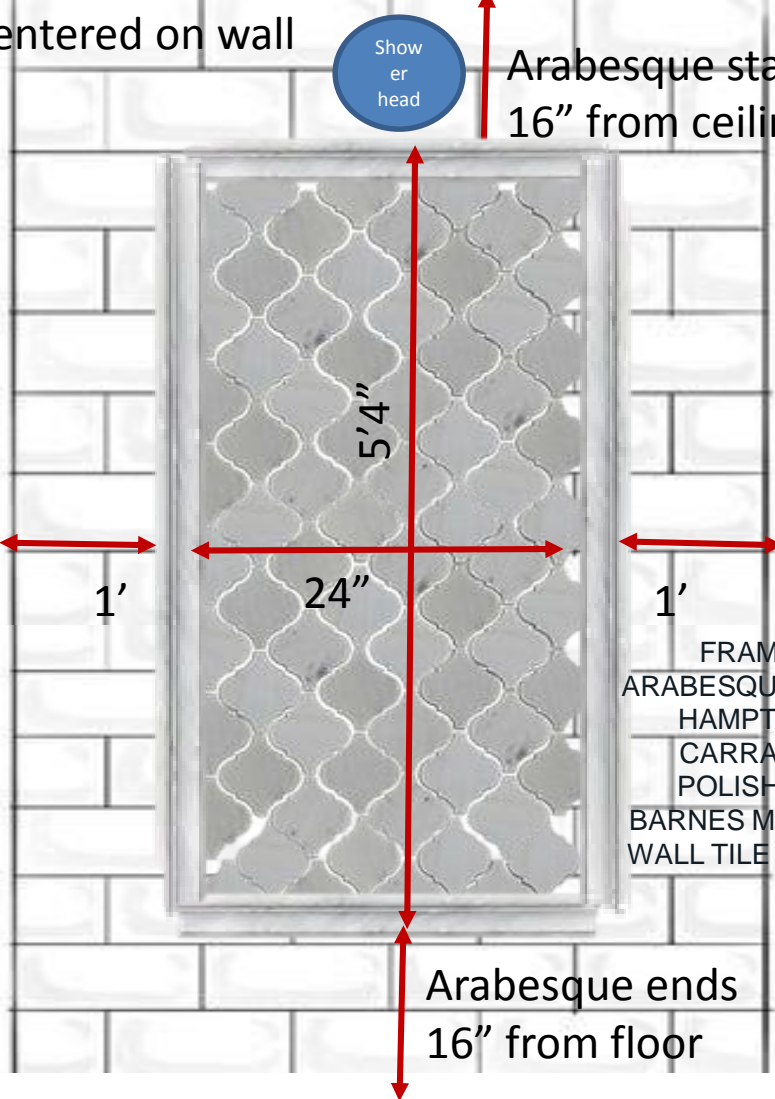
Shower faucet
head wall 3

Wall 3- offset 3"x6" white subway

Shower head 7' height centered on wall

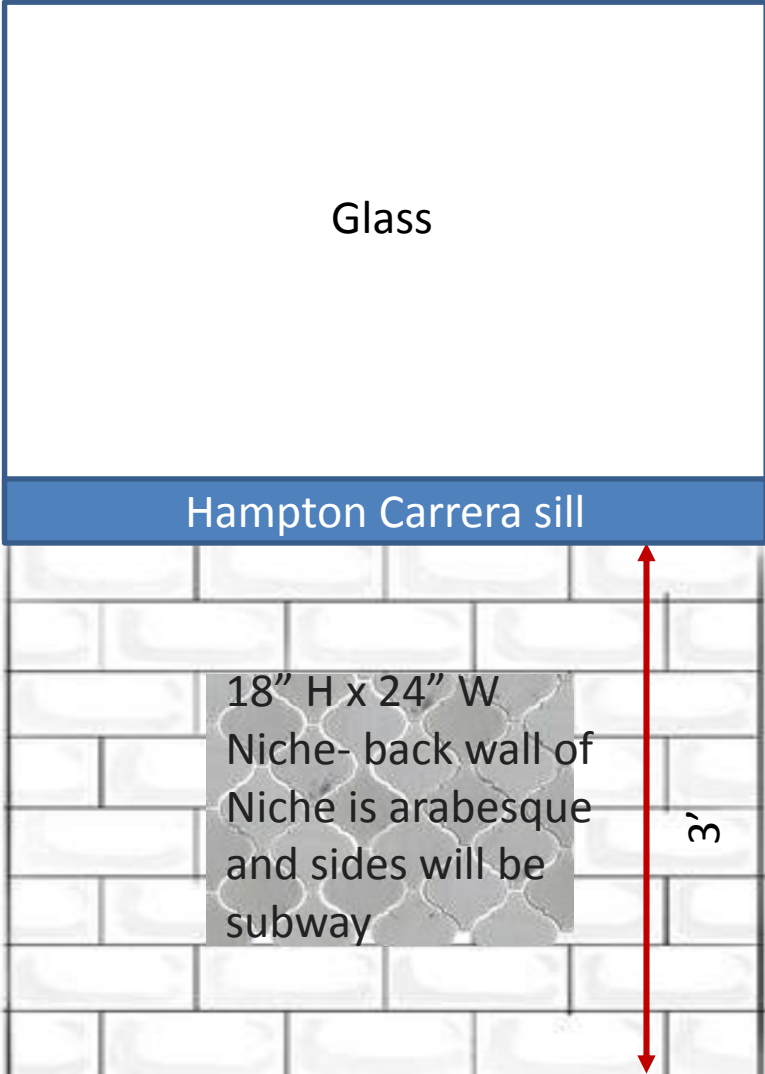


Arabesque starts 16" from ceiling



Arabesque ends 16" from floor

Wall 4- offset 3"x6" white subway



Glass

Hampton Carrara sill

18" H x 24" W
Niche- back wall of Niche is arabesque and sides will be subway

3'

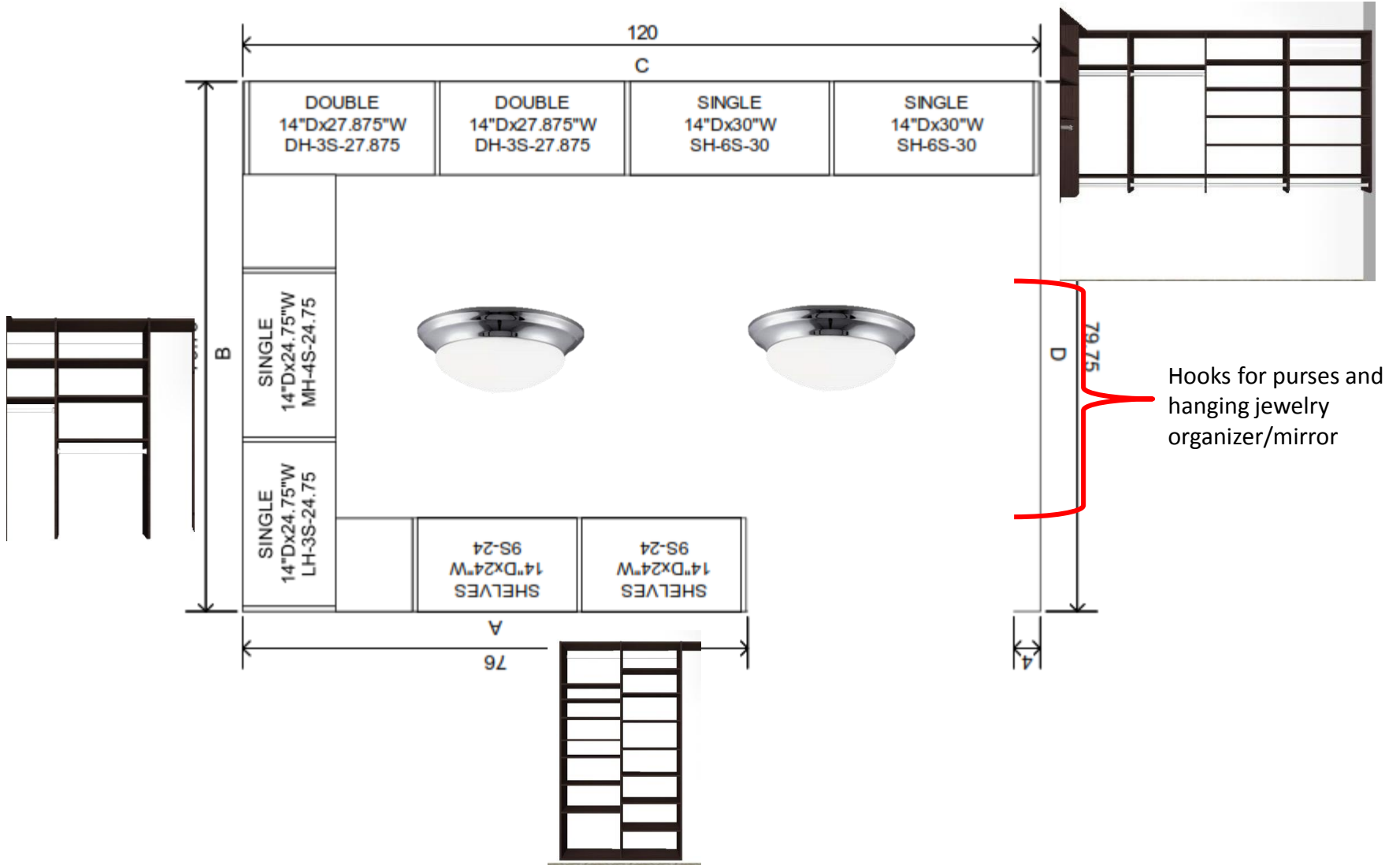
- Master Bedroom



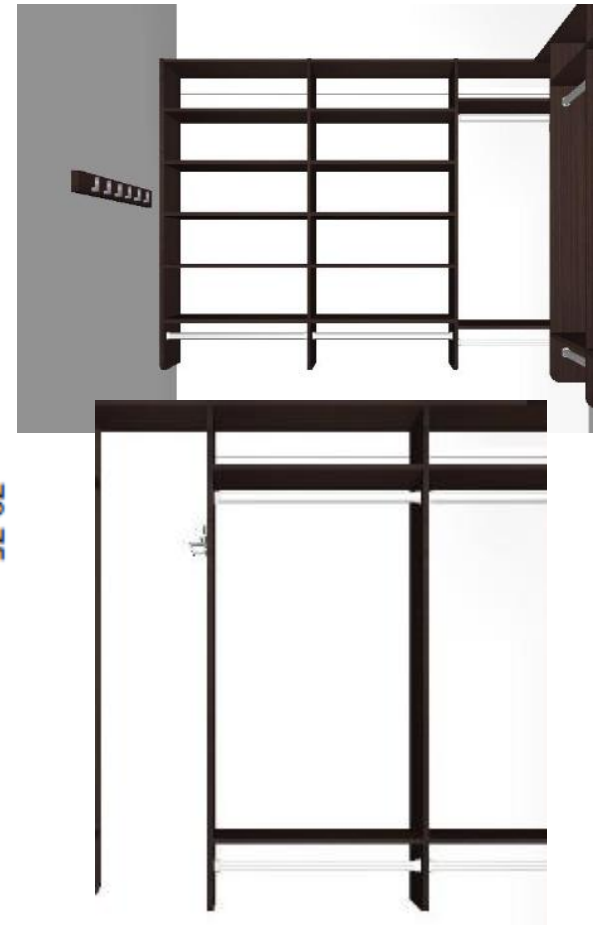
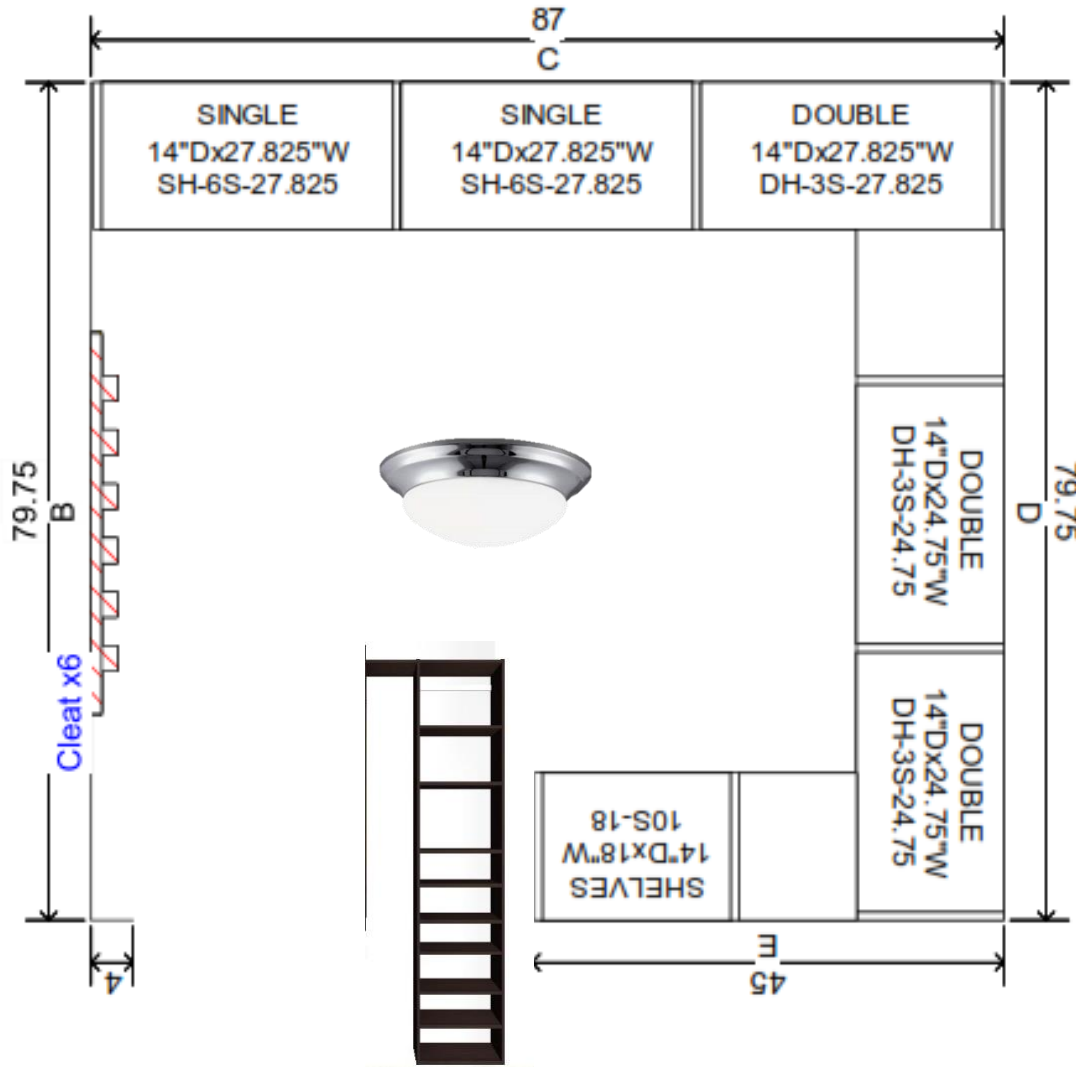
BM Deep Royal
2061-10



Jen Master Closet



Dave Master Closet



Deck

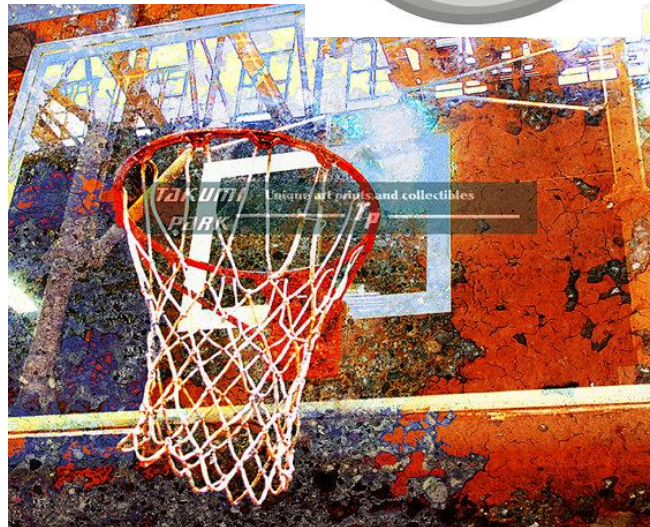
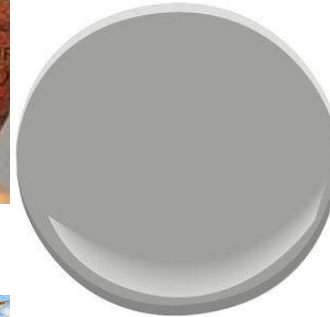


HNH Deck and Porch

- Brady's Room



Carpet windswept



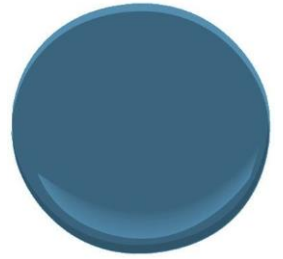
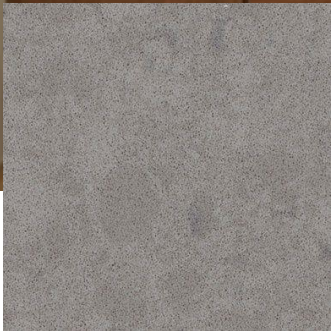
- Kyle's Room



carpeting



- Boy's bathroom



benjamin moore bird's egg

- Mackenzie's Room



- Mackenzie's bathroom



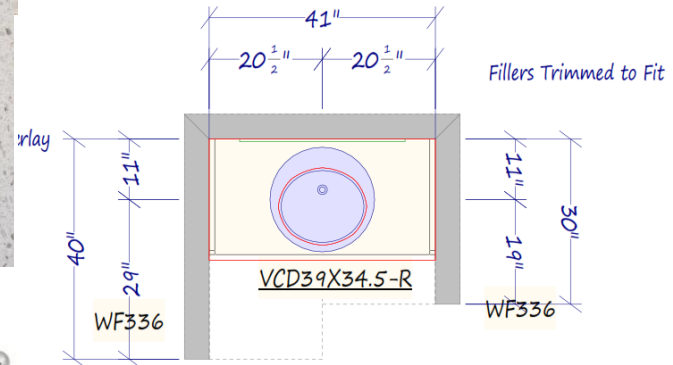
Floor- Snow pine SW05



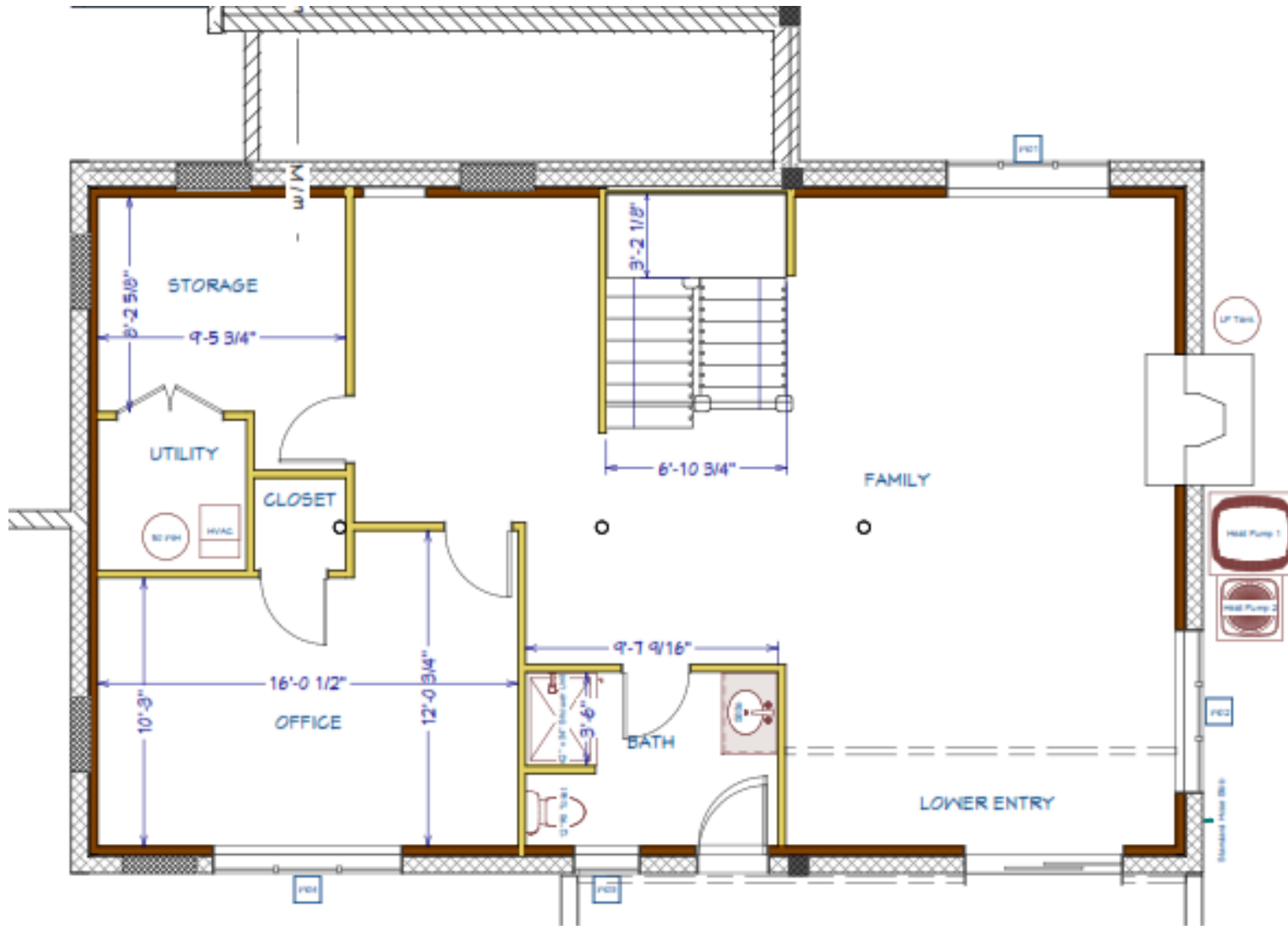
benjamin moore bird's egg



Daughters Bath



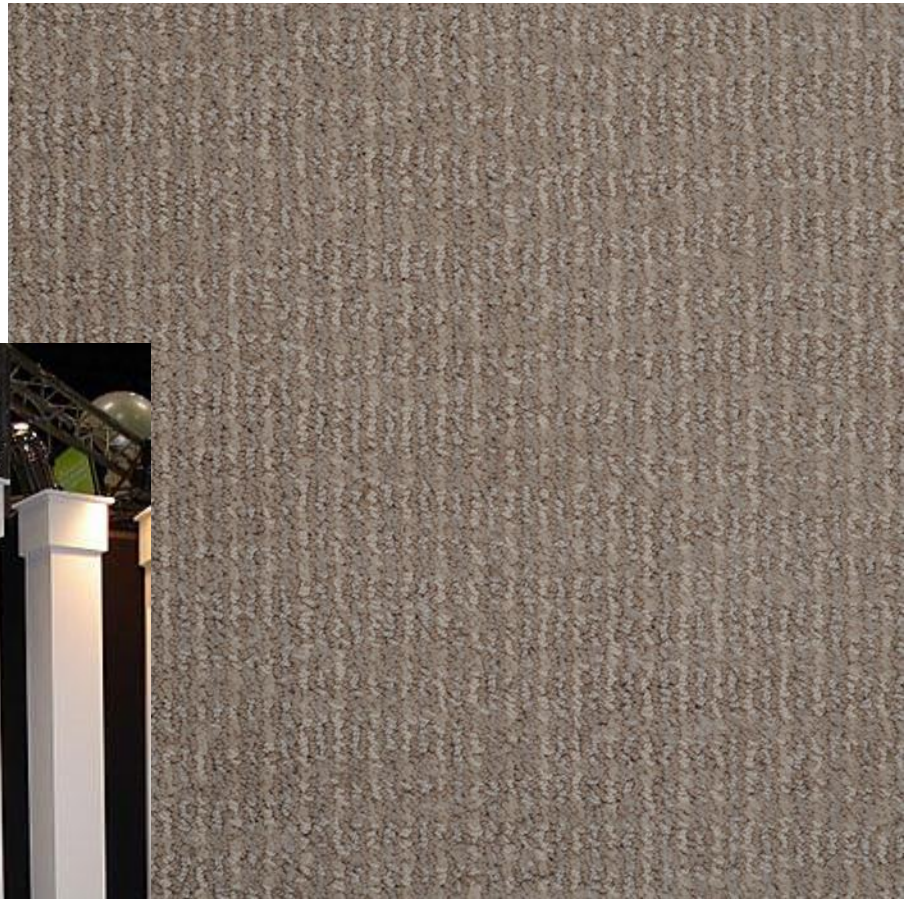
Basement





Tile that looks like wood
basement entry- SW03
Autumn Woods

Coventry Gray (Benjamin
Moore)- Basement



- Basement
 - Bathroom



SW03 Autumn Woods



Office



myperfectcolor.com

Benjamin Moore® Natura®
Ocean Spray- Office

Front Landscape

Minimize large wall of garage with flower bed, bushes etc.



Walkway from front to rear

Curved Walkway from driveway to steps

Flowering Tree in Front



Rear Landscape



Update Patio with
stone incorporate bar
area



Landscape around stairs

Paint colors

Room	Ceiling	Trim and Doors	Wall Color
Back of front door		Semi-Gloss Steam AF-15	
Front of front door		Woodgrain color match garage doors	
Kitchen, Great Room, stairway, All Halls	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	eggshell Coventry Gray HC-169
Stair riser		Semi-Gloss Steam AF-15	
Stair treads and handrail (floor installer)		Finished to match hardwood floors	
Balusters		Semi-Gloss Steam AF-15	
Newel post		Semi-Gloss Steam AF-15	
Powder Room	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	eggshell lucerne AF-530
Upstairs fireplace mantle		Semi-Gloss Steam AF-15	
Laundry room	Flat Benjamin Moore Steam	Trim Semi-Gloss Steam AF-15	satin Steam AF-15
Mud Room	Flat Benjamin Moore Steam	Trim Semi-Gloss Steam AF-15	satin Steam AF-15
Mud Room and laundry room back of doors		Satin Serenity 2055-60	
Master Bathroom	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	satin solitude AF-545
hall from main area to master bathroom	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	satin solitude AF-545
Master Bedroom	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	flat deep royal 2061-10
hall to master bedroom where two windows are	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	flat deep royal 2061-10
Bedroom #3 (top of stairs)	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	eggshell storm AF-700
Bedroom #2 (back corner)	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	eggshell Rock Grey 1615
Boys Bathroom	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	satin Lucerne AF-530
Daughter bedroom	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	eggshell bird's egg 2051-60
daughter bathroom	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	Satin eggshell bird's egg 2051-60
Basement family room	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	eggshell Coventry Gray HC-169
Basement Bathroom	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	satin Steam AF-15
Basement office	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	flat ocean spray 2047-60
Basement utility room	Flat Benjamin Moore Steam	Semi-Gloss Steam AF-15	flat ocean spray 2047-60
Basement brick on fireplace			Satin Steam AF-15
Exterior Trim		Semi-Gloss Steam Af-15	
Exterior chimney			Satin Iron Mountain 2134-30

Laundry

