



## Features List

### 6744 Church Hill Rd, Chestertown

#### Property:

- 1300 SF single story building and shed on 0.74 acre; full basement (1,170 SF)
- Suburban Commercial Zoning for business or residential use
- Well and septic
- Resurfaced driveway with BlackJack 700, a 7-year durability sealer coating
- 12 ft x 20 ft fir-frame shed/garage with aluminum siding

#### Building:

- Attractive, durable brick exterior with complementary black shutters
- 2012 (approximate) asphalt roof
- Three bedrooms or private offices, one full bathroom, living room/reception area, full kitchen with laundry, sunroom
- Custom kitchen cabinets and renovation
- Hardwood floors under wall-to-wall carpet in living room & bedrooms
- Energy-efficient vinyl replacement windows
- Basement – poured concrete floor with perimeter trench to sump pump drain
- 2020 EcoMize Weatherization Upgrade to MD State Energy Efficiency Standards
  - R-38 blown-in attic insulation
  - LED lighting throughout
  - Bathroom exhaust fan
  - Basement: Sealer-coat on block walls, Insulated hot water pipes, Insulated HVAC vents, new dehumidifier, 2” sill plate insulation, air handler condensate drain pump and tubing to sump pump drain
- 200 amp electric service
- Conditioned sunroom with carpet over concrete floor and sliding glass doors

**The Flynn Company/Rock Hall Properties Real Estate**

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