Welcome to Childs Point on the South River

# 923 CHILDS POINT



# OFFERED FOR : \$2,500,000

# www.923CHILDSPOINT.com





## **ANNAPOLIS, MARYLAND**

RICH IN HISTORY, THE ARTS, AND OUTDOOR ACTIVITIES, ANNAPOLIS HAS SOMETHING FOR EVERYONE. RESIDENTS AND VISITORS CAN ENJOY A SUNNY WINTER DAY AT THE QUIET WATERS **ICE-SKATING RINK, SPEND A SUMMER EVENING** WATCHING THE WEDNESDAY SAIL BOAT RACES FROM SPA CREEK, OR STROLL ALONG THE QUAINT HISTORIC ROW HOMES AMONG A VARIETY OF RESTAURANTS AND ECLECTIC BOUTIQUES IN DOWNTOWN ANNAPOLIS ON A CRISP AUTUMN AFTERNOON.



HERE ARE JUST A **FEW ANNAPOLIS HIGHLIGHTS:** 



**ACTIVITIES FOR LEISURE:** 

**RECREATIONAL PARKS** 

WALKING TRAILS

WATER SPORTS

SHOPPING

HISTORIC LANDMARKS

**RESTAURANTS & BARS** 

**ANNUAL FESTIVALS:** MARYLAND SEAFOOD ANNAPOLIS ARTS, CRAFTS, & WINE MARYLAND POLAR BEAR PLUNGE ANNAPOLIS IRISH MARYLAND RENAISSANCE

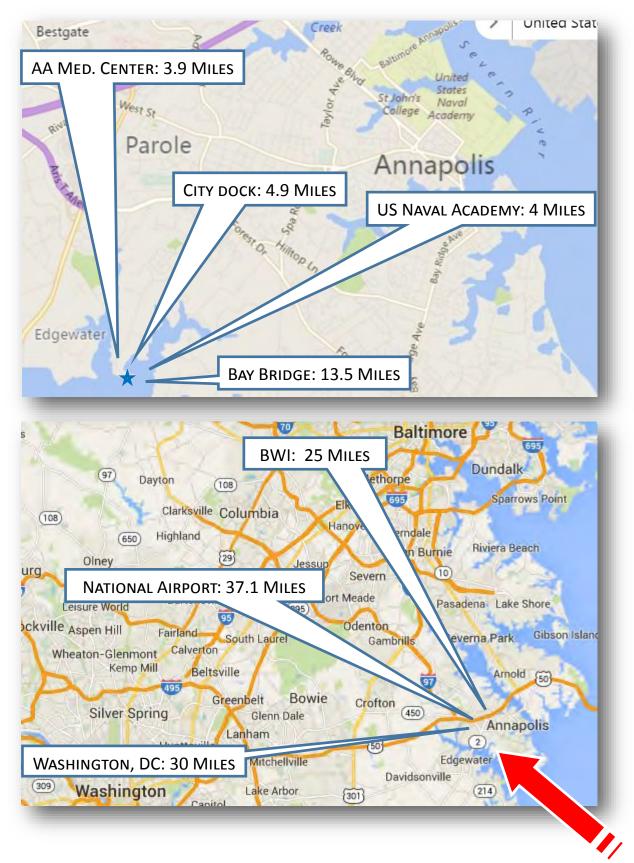
### **THE ARTS:**

**ANNAPOLIS SHAKESPEARE COMPANY** ANNAPOLIS SUMMER GARDEN CHILDREN'S THEATER OF ANNAPOLIS **COLONIAL PLAYERS OF ANNAPOLIS COMPASS ROSE THEATER** 













# PREMIER LUXURY HOME

4 BEDROOMS / 4.5 BATHS



SET ALONG A QUIET TREE-LINED STREET, THIS ARTFULLY DESIGNED CUSTOM HOME OFFERS SOPHISTICATION AND ELEGANCE WITH AN UNCOMPROMISING ANNAPOLIS LIFESTYLE. LUXURY FINISHES THROUGHOUT INCLUDE BRAZILIAN CHERRY HARDWOOD FLOORS, CUSTOM MAHOGANY WITH BRONZE FRONT door, fir window and door trim and a grand, 2-story oak timber-frame family room with a 2-SIDED FIREPLACE AND STUNNING VIEWS OF CRAB CREEK. ENJOY THE LAVISH MASTER SUITE WITH WATERSIDE SITTING AREA AND PRIVATE DECK, LARGE WALK-IN CLOSET AND SPA-LIKE MASTER BATH WITH CLAW FOOT TUB AND DOUBLE SINKS. ADDITIONAL FEATURES INCLUDE A GOURMET KITCHEN, LIBRARY, PERSONAL OBSERVATO-RY, BARN WITH STORAGE AND A SEPARATE CLIMATE CONTROLLED OFFICE/WORKROOM, POOL HOUSE WITH INDOOR "ENDLESS" POOL, AND PRIVATE PIER WITH PROTECTED DEEP WATER AND SANDY BEACH. JUST 25 MILES TO BWI, 30 MILES TO WASHINGTON D.C. AND ONLY MINUTES TO DOWNTOWN ANNAPOLIS, LOCAL RES-TAURANTS AND ALL YOUR SHOPPING NEEDS.

\*All information deemed accurate but not guaranteed.











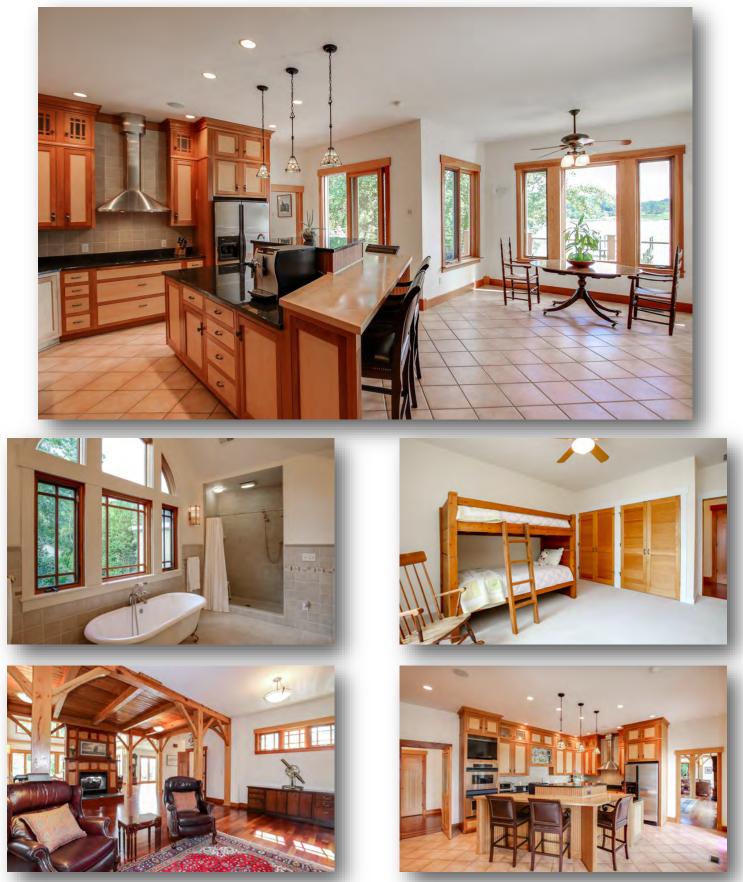








### 923 Childs Point Road







#### 923 Childs Point Road

#### **EXTERIOR FRONT ENTRYWAY:**

- ARCHITECTURALLY DESIGNED STONE STEPS AND BRICK WALL
- ◆ VA RAILING AND GATES WROUGHT ALUMINUM HAND RAILS
- ARTS AND CRAFTS FRONT PORCH DESIGNED WITH RED BALAU WOOD TRIM
- CHERRY TYCO BEAM ARCH WITH OAK POSTS
- 2 INGLENOOK BENCHES
- CUSTOM-MADE EXTERIOR FRONT DOOR IN GREENE & GREENE ARTS & CRAFTS STYLE WITH BRONZE THRESHOLD AND HARDWARE WITH PERIOD BRASS ENTRANCE HANDLE SET





#### SUNROOM:

- ◆ 2 WALLS OF WINDOWS WITH DECORATIVE TRANSOMS
- DOUBLE CEILING FANS
- CERAMIC TILE FLOOR
- LARGE SLIDING GLASS DOOR TO UPPER LEVEL WATERSIDE DECK
- HEARTHSTONE GAS STOVE



#### **INTERIOR FEATURES:**

- GALLERY ENTRANCE HALL WITH GALLERY LIGHTING AND CUSTOM MARBLE COMPASS ROSE POINTING TRUE NORTH ON FLOOR
- CASABLANCA CEILING FANS THROUGHOUT
- FIR WINDOW AND DOOR TRIM
- LOWEN WINDOW SLIDING DOORS AND WINDOWS
- CUSTOM MADE WOOD NYATOH SHAKER-STYLE INTERIOR DOORS BY INTERNATIONAL DOOR AND LATCH
- HUBBARDTON FORGE LIGHTING FIXTURES
- TIMBER FRAME SCONCES BY FREDERICK RAMON
- 10' Ceilings on Main Level
- MAIN LEVEL POWDER ROOM
- UPPER LEVEL LAUNDRY ROOM WITH STACKABLE ELITE KENMORE HE WASHER/DRYER
- SURROUND SOUND ON ENTIRE FIRST FLOOR AND DECK







#### Kitchen, Library and Dining



**GRAND TIMBER FRAME ROOM AND LIBRARY:** 

- **BRAZILIAN CHERRY HARDWOOD FLOORS**
- **2-STORY RUSTIC OAK TIMBER FRAME**
- FLOOR TO CEILING WALLS OF WIDOWS WITH SWEEPING VIEWS ٠ OF CRAB CREEK
- 2-SIDED, CUSTOM BUILT GAS FIREPLACE
- BLACK WALNUT BUILT-I LIBRARY SHELVES AND MEDIA CENTER

#### **DINING ROOM:**

- WATERFORD CRYSTAL CHANDELIER IMPORTED FROM IRELAND
- SLIDING GLASS DOORS TO MAIN LEVEL DECK
- BRAZILIAN CHERRY HARDWOOD FLOORS WITH BIRCH BORDER
- **STUNNING WATERFRONT VIEWS**

#### **GOURMET KITCHEN :**

- **ARTS & CRAFTS STYLE**
- MAPLE CABINETS WITH CHERRY SURROUND AND PERIOD BRASS KNOBS
- **DOUBLE STAINLESS STEEL SINK**
- **UBATUBA GRANITE COUNTERS**
- LARGE GRANITE BAR WITH ADDITIONAL STORAGE AND SINK
- STAINED GLASS CENTER PIECE BY VIKI KEATING
- PORCELAIN TILE FLOOR
- MULTIPLE PANTRY CABINETS WITH SLIDING STORAGE SHELVES
- BREAKFAST NOOK WITH CEILING FAN
- LUXURY APPLIANCE PACKAGE





\*All information deemed accurate but not guaranteed.





#### Master Suite





#### **MASTER SUITE:**

- HIGH VAULTED CEILINGS FOR MAXIMUM NATURAL LIGHT ٠
- **BEAUTIFUL WATERSIDE PALLADIAN WINDOW** 4
- SITTING AREA WITH CEILING FAN 4
- **GLASS FRENCH DOOR TO PRIVATE WATERSIDE BALCONY**
- WALL-TO-WALL CARPET
- 2 CONNECTING WALK-IN CLOSETS WITH HARDWOOD FLOORS
- MASTER BATH HAS DOUBLE MARBLE VANITIES, LUXURIOUS 4 CLAW-FOOT SOAKING TUB, CHANDELIER AND SEPARATE SHOWER WITH DUAL SHOWER HEADS



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#### **Bedrooms & Offices**



#### MAIN LEVEL DUAL OFFICES AND UPPER LEVE OFFICE :

- **OAK HARDWOOD FLOORS**
- WALK-IN CLOSETS WITH BUILT-IN SHELVES
- UNIQUE LARGE OCTAGONAL OFFICE SPACE ٠
- **CEILING FANS**
- SMALL GAS STOVE

#### **BEDROOM SUITE WITH LOFT:**

- **CEILING FAN**
- WALL-TO-WALL CARPET
- LOFT OVERLOOKS GRAND TIMBER FRAME ROOM
- WALK-IN CLOSET WIT ORGANIZER SHELVES
- **SKYLIGHT WITH BLINDS**
- EN-SUITE BATHROOM WIT GRANITE VANITY AD CUSTOM TILE ٠ WITH MOON AND STARS DESIGN

#### **BASEMENT:**

- PARTIALLY FINISHED WITH SLIDING GLASS DOORS T BACK PATIO
- **BATHROOM WITH STEAM SHOWER**
- MULTIPLE STORAGE ROOMS WITH BUILT-IN SHELVES
- SMALL KITCHENETTE WITH SINK AND REFRIGERATOR
- HARDWOOD ARTISANS MURPHY BED WITH BUILT-IN SHELVING AND CABINETS

#### **TWIN BEDROOM:**

- **CEILING FANS**
- WALL-TO-WALL CARPET
- DOUBLE CLOSETS WITH BUILT-IN ORGANIZER AND SHELVES
- SEPARATE CONNECTING WATERSIDE BALCONY
- ٠ JACK AND JILL BATH WIT DOUBLE GRANITE VANITIES

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#### Pool House, Observatory & Water Features

#### POOL HOUSE:

- INDOOR ENDLESS POOL WITH COVER
- **3 SKYLIGHTS**
- **CEILING FAN** ٠
- **3 SLIDING GLASS DOORS** ٠
- VAULTED CEILING WITH WOODEN PLANKS

#### WATER FEATURES:

- PRIVATE PIER ON CRAB CREEK
- 9' MLW
- SANDY BEACH









BARN:

- LARGE CLIMATE CONTROLLED OFFICE WITH SEPARATE **ENTRANCE AND ELECTRIC METER**
- SLIDING DOORS LEAD TO LARGE STORAGE WITH LOFT

#### **OBSERVATORY:**

- **2 DECORATIVE EXTERIOR ROUND WINDOWS**
- LADDER TO TELESCOPE
- Dome with Shutter Roof
- HISTORIC TELESCOPE (NO-FUNCTIONING) BUILT IN 1960 TO DETERMINE MOON'S SURFACE DENSITY AS A LASER BEAM PIERCED THE MOON'S SURFACE.
- ESTABLISHED TO ENSURE SAFE LANDING OF ASTRONAUTS IN ٠ COMING YEARS





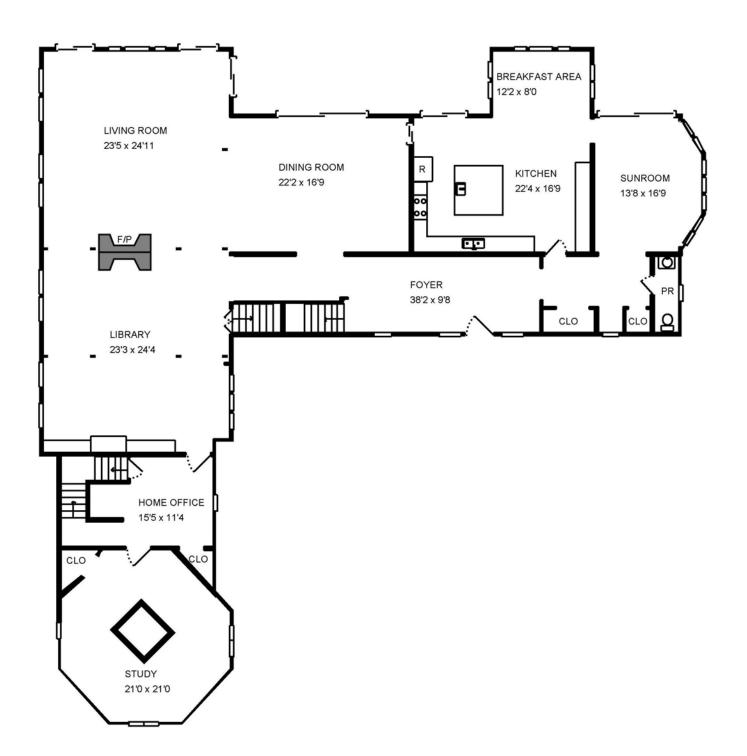
#### **ADDITIONAL FEATURES:**

- **CHIMNEY CLEANED APRIL 2015** ٠
- **AIR DUCTS CLEANED MARCH2015** ٠
- **DRIVEWAY SEALED APRIL 2016** ٠
- **EXTERIOR WHOLE HOUSE AND BARN PANTED MAY 2015** ٠
- **NEW POOL LINER JULY 2016** ٠
- NEW GOULDS 1.5 HP WELL PUMP INSTALLED APRIL 2016 ٠
- NEW ARTISAN SYMPHONY MAINTENANCE FREE GARAGE DOORS INSTALLED MARCH 2015 ٠
- IPE DECK WITH CEDAR POSTS, STAINLESS STEEL CABLES AND SAPELE UNDERSIDE 2015 ٠
- **DURADEK UPPER BALCONY WITH 10 YEAR WARRANTY 2015** 4
- **REVERSE OSMOSIS SYSTEM AND UV LIGHT** ٠
- WATER CONDITIONER AND NEUTRALIZER 4
- PERSONAL OBSERVATORY WITH SHUTTER DOOR MANUFACTURED BY HOME DOME 4
- HOME SECURITY SYSTEM AND ALARM WITH 3 KEY PADS, GLASS BREAK AND MOTION SENSORS 4
- **PROFESSIONALLY LANDSCAPED** ٠
- **3 ZONE CARRIER HVAC**
- **APRILLAIRE ELECTRONIC HOME AIR FILTER**
- **ANTI-FUNGAL 50 YEAR ROOF SHINGLES**
- SHARED ROCK RAIN GARDEN
- 2 CAR GARAGE WITH AUTOMATIC LIGHTS AND REMOTE CONTROLS FOR GARAGE DOORS



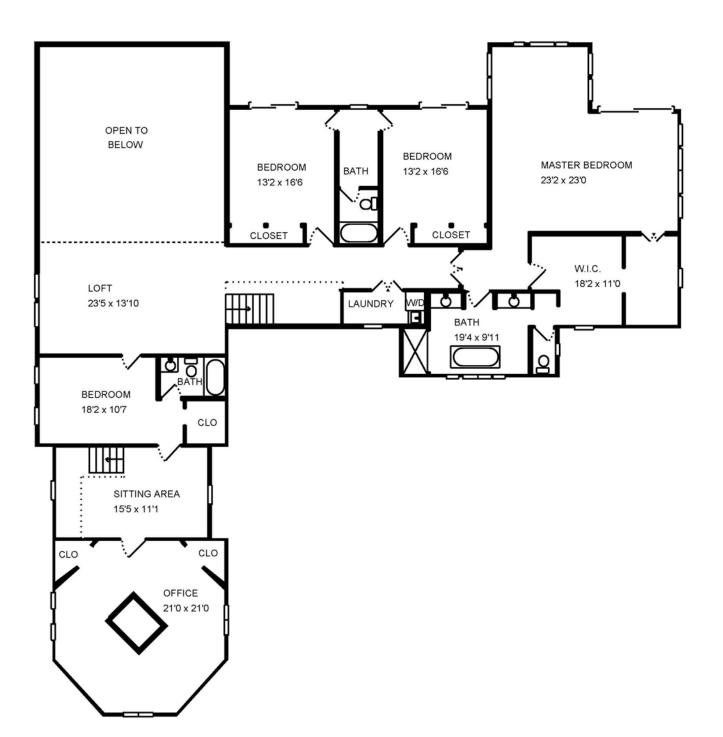


#### MAIN LEVEL



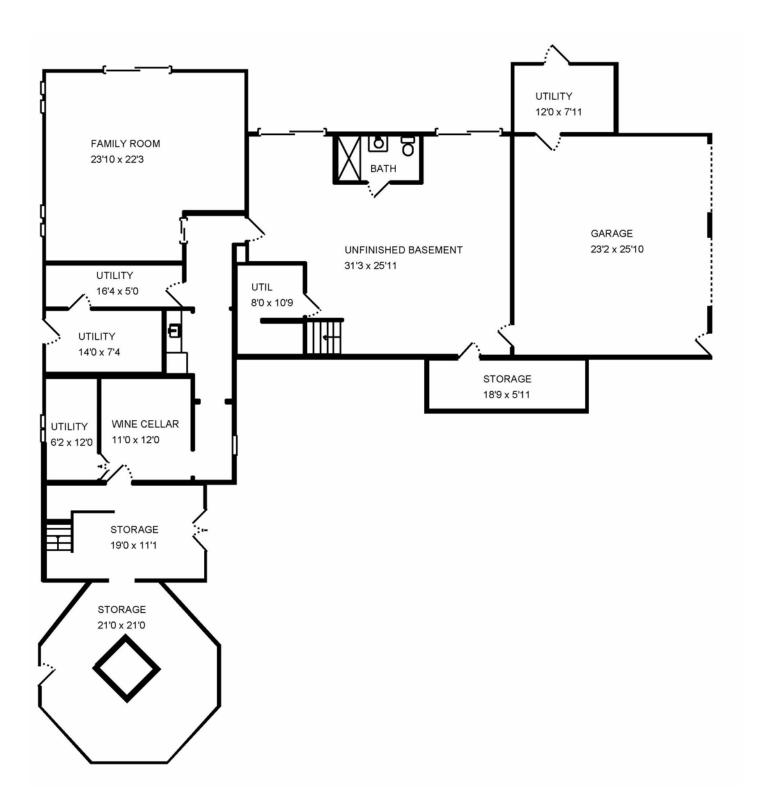












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## MITRE TELESCOPE

This historic 16" Cassegrain reflector telescope is believed to be built by Perkin-Elmer and constructed about 1960 for Mitre Corporation in Bedford, Massachusetts. Since NASA was in its infancy at that time, the U.S. Airforce contracted with Mitre Corporation to do a site survey of the moon's surface for safe lunar landing. This classified project was part of the beginning of the United States' endeavors to reach the moon with a manned lunar landing. The concept was to shoot a laser beam to the moon while observing the scattering of the moon's surface in order to determine the moon's surface density. This telescope was constructed with laser beam and optics for the project. In the early 1970's the research mission for this telescope had been accomplished and the classified laser beam had been dismantled. Some employees of Mitre formed an amateur astronomy club to use the telescope and tried to modify it for their interests. But with limited resources for funding the needed changes, interest declined. A member of the prestigious Amateur Telescope Makers of Boston (ATM), had actually seen this telescope in the early 70's and was informed by members of the Mitre astronomy group of the telescope's previous set up. He said that this telescope had "special secondaries to provide a Coude configuration... It worked at either F20 or F40 depending on which secondary was used. There were a couple of auxiliary flat folding mirrors to direct the beam down the Polar axis to a stationary focal plane. The scope was on the second floor of the Ash dome observatory. On the lower floor was a high power (at that time) frequency tripled green laser with an infra-red primary wavelength and beam diverger that directed the beam up into the telescope. The mount for the telescope was specially designed by Perkin-Elmer for the Coude application with hollow axes to conduct the light from the laser up to the secondary mirror."

In 1996, the telescope was purchased by Robert L. Lyles, Jr., M.D., Ph.D. who contracted to have it removed, transported, and stored. About 2004, the telescope was installed in the 15' fiberglass Home Dome Observatory at the Lyles' home in Annapolis, Maryland. The base of the telescope was oriented to True North and the mount was adjusted to the latitude for Annapolis. When the telescope was purchased, documentation from Mitre for the technical features of the telescope was unavailable and the 16" mirror was said to have been lost many years ago when being sent away for recoating. In July, 2016, Dr. Frederick Orthlieb, retired Engineering Professor of Swarthmore College, visited the telescope and provided a technical description report as follows:

\*All information deemed accurate but not guaranteed.





## Visit Report for Fran Lyles, 923 Childs Point Rd, Annapolis MD 21401

Report of Survey of Observatory on premises performed 5 July 2016, including the 16inch Perkin-Elmer reflector telescope mount constructed and erected around 1962 for MITRE corporation in Bedford, MA - later acquired minus optics in 1996 and erected at this Annapolis site in 2004.

[The fiberglass observatory dome was first "unpinned" from a hurricane-secured condition and the slot cover drive (but not the azimuth drive) was operated to open and close the slot for better inspection of the telescope mount. Afterward, the dome was hurricane-secured and re-pinned. The two 1/4 inch hitch-pins involved are located at the inside lower ends of the left and right edges of the dome slot that extend outward and partially overlap both edges of the slot cover.]

This telescope mount is compact and clearly designed to be very stiff and precise, but is consequently very heavy and extraordinarily difficult of access to interior components for inspection, maintenance or repair.

Each axis drive and short hollow axle is located within the outer half of a heavy-walled cast steel cubical box about 22" in edge-length and of 1.5" wall thickness, having a cast internal transverse web about 1.25" thick located midway inward from the removable outer "cover" face, which comprises a flat steel plate 1.5" thick through which the axle extends a short distance outward as a hollow mounting flange to align and support the next moving element of the mount. Although neither axis box was opened for inspection, the Declination box had an uncovered opening in one side wall that permitted manual inspection by feel, which confirmed that the hollow internal axle extended sufficiently inward that it could engage the transverse web for maximum support rigidity and alignment precision.

Drive components for each axle – necessarily compact – are located outside the hollow axle and within the cubical casting's half-cavity closer to the removable cover plate, and must be mounted to that plate so that unfastening and removing it provides ready access to the axle, its bearings and drive components as a self-contained assembly for maintenance or repair. Cabling for the drive components passes through a small hole in the transverse web, and the end of one of the Dec drive components can be seen in a clearance hole machined through the web.

Each cover plate is fastened by rectangular pattern of stainless steel hex bolts threaded edgewise through clearance holes into the four lateral sides of the hollow box containing (in the case of the Dec Casting) the Dec axle and drive; alignment of the cover plate and cast box is assured either by two close-fitting pins or by a rectangular rabbet and mating rib on the adjoining surfaces.

The corresponding box for Right Ascension has two opposing sides extending rearward as thick parallel Ribs, and a third side connecting them and extending rearward as a thick Baseplate, machined plane on its lower outward face and nominally parallel to the polar





axis, by which the entire cast Mount is fastened by eight bolts (in two rows of four aligned parallel to the polar axis) to a larger flat steel baseplate about 30 inches wide and 60 inches long (by 1.5 inch thick). Alignment of the RA box and the steel baseplate is also assured using either two close-fitting pins or their equivalent.

That steel baseplate is inclined above horizontal at the Latitude angle of Annapolis and supported by a large pivot-pin at the center of its horizontal upper edge, together with additional alignment through-bolts near the lower plate edge whose ends bear on the inclined upper surface of the original rectangular pyramidal steel-plate pier that in turn rests atop the solid masonry pier of the Observatory. Because that pyramidal steel-plate pier was fabricated for the latitude of its original location in Bedford MA, its upper surface is - in Annapolis - excessively inclined above horizontal by about 3 degrees, requiring adjustability (in both inclination and centerline N-S alignment) that is afforded by a beefy baseplate pivot-assembly and mutiple through-bolts.

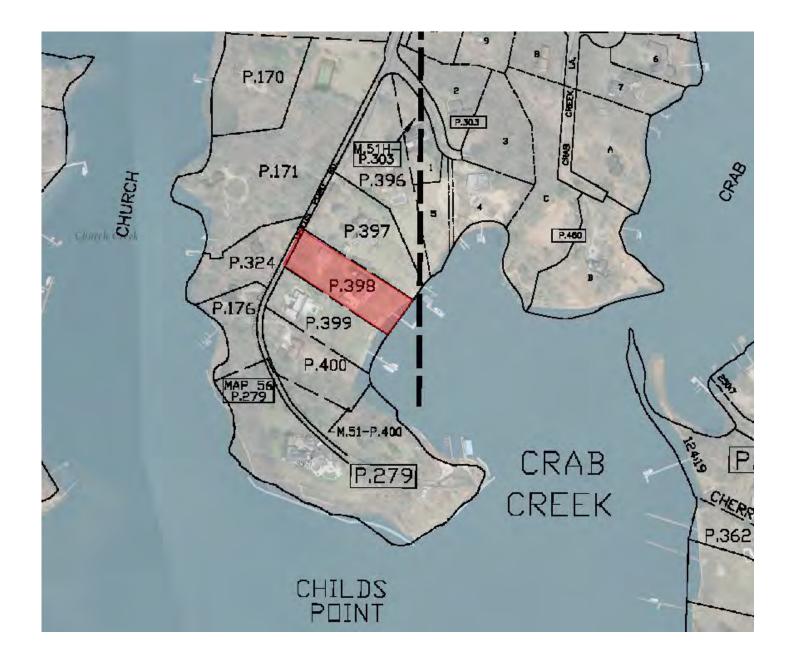
Because neither the Declination or Right Ascension axles of the mount are accessible (or even visible) without unfastening and removing the weighty steel cover plate behind which they are each mounted, it is expected that the hollow tubular axles are held in large sealed rolling-element bearings, and they are driven by small motors and gear trains that are similarly sealed and require no periodic lubrication. But the motors are of designs from the late 1950 or early 60s, before the advent of high performance permanent magnets, and are powered and controlled by electronics that were also designed in the late 1950s or early 60s, before the general availability of solid state analog electronics and long before the development of digital electronics and controls. In a word, everything electrical in this mount is highly obsolete.

\*All information deemed accurate but not guaranteed.





#### TAX MAP













#### STATE OF MARYLAND REAL ESTATE COMMISSION UNDERSTANDING WHOM REAL ESTATE AGENTS REPRESENT

At the Time of the First Scheduled Face to Face Contact with You, the Real Estate Licensee Who is Assisting You is Required by Law to Provide this Notice to You. This Notice is Not a Contract or Agreement and Creates No Obligation on Your Part.

#### Before you decide to sell or buy or rent a home you need to consider the following information

In this form "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease"

#### Agents Who Represent the Seller

Seller's Agent: A seller's agent works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. That means that the Seller's agent may assist the buyer in purchasing the property, but his or her duty of loyalty is only to the sellers.

Cooperating Agent: A cooperating agent works for a real estate company different from the company for which the seller's agent works. The cooperating agent can assist a buyer in purchasing a property, but his or her duty of loyalty is only to the sellers.

#### If you are viewing a property listed by the company with whom the agent accompanying you is affiliated, and you have not signed a "Consent for Dual Agency" form, that agent is representing the seller

#### Agents Who Represent the Buyer

Presumed Buyer's Agent (no written agreement): When a person goes to a real estate agent for assistance in finding a home to purchase, the agent is presumed to be representing the buyer and can show the buyer properties that are NOT listed by the agent's real estate company. A presumed buyer's agent may not make or prepare an offer or negotiate a sale for the buyer. The buyer does not have an obligation to pay anything to the presumed agent.

If for any reason the buyer does not want the agent to represent him or her as a presumed agent, either initially or at any time, the buyer can decline or terminate a presumed agency relationship simply by saying so.

Buyer's Agent (by written agreement): A buyer may enter into a written contract with a real estate agent which provides that the agent will represent the buyer in locating a property to buy. The agent is then known as the buyer's agent. That agent assists the buyer in evaluating properties and preparing offers, and negotiates in the best interests of the buyer. The agent's fee is paid according to the written agreement between the agent and the buyer. If you as a buyer wish to have an agent represent you, you must enter into a written buyer agency agreement before a contract offer can be prepared.

#### **Dual Agents**

The possibility of dual agency arises when the buyer's agent and the seller's agent both work for the same real estate company, and the buyer is interested in property listed by that company. The real estate broker or the broker's designee, is called the "dual agent." Dual agents do not act exclusively in the interests of either the seller or buyer, and therefore cannot give undivided loyalty to either party. There may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

If both seller and buyer agree to dual agency by signing a Consent For Dual Agency form, then the "dual agent" (the broker or the broker's designee) will assign one agent to represent the seller (the seller's "intra-company agent") and another agent to represent the buyer (the buyer's "intra-company agent"). Intra-company agents may provide the same services to their clients as exclusive seller's or buyer's agents, including advising their clients as to price and negotiation strategy, provided the clients have both consented to be represented by dual agency.

Rev. 1/2011

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CBRB MD350AA (02/11)





If either party does not agree to dual agency, the real estate company must withdraw the agency agreement for that particular property with either the buyer or seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate company. If the buyer's agreement is terminated, the buyer may choose to enter into a written buyer agency agreement with an agent from a different company. Alternatively, the buyer may choose not to be represented by an agent of his or her own but simply to receive assistance from the seller's agent, from another agent in that company, or from a cooperating agent from another company.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

>Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.

>Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.

>All agreements with real estate brokers and agents should be in writing and should explain the duties and obligations of both the broker and the agent. The agreement should explain how the broker and agent will be paid and any feesharing agreements with other brokers and agents.

>You have the responsibility to protect your own interests. You should carefully read all agreements to make sure they accurately reflect your understanding. A real estate agent is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate agent may be filed with the Real Estate Commission at 500 North Calvert Street, Baltimore, MD 21202. (410) 230-6206.

that	Coldwell	Banker	_(firm name)	
and	Travis	Gray	(salesperson) are working	as:
(You may a	heck more th	an one box but not n	ore than two)	
🛛 seller/la	ndlord's agent			
🛛 co-opera	ating agent (re	presenting seller/land	ord)	
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AnnapolisWaterFrontGuide.com a: 4 church circle, annapolis, md 21401

RESIDENTIAL BROKERAGE

IB MLS

# **Buyer Notes:**

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