**Notes from Property Visit of 13200 County Line Road**

**September 30, 2015**

**Amended February 7, 2018.**

There is a septic system that has tank aerator, very expensive system dictated by Village but not by the County. City water is now run to the house, but not connected. It will need to be inspected by City of Hunting Valley prior to activation.

Sprinkler system throughout the entire home.

Fire and smoke alarm system – hooked up to Hunting Valley.

Wired throughout / music intercom.

In-floor heating in basement; circulating hot water in the first and second floors; 2 boilers. Heating system is very efficient and keeps the home a very comfortable environment.

3 A/C units; one for each floor.

Salvaged from Akron monastery: paneling; railings; leaded glass windows and doors. The paneling in the main dining room is stained dark mahogany and is beautiful. A cleaning and oiling will bring this back to life.

Also salvaged from the monastery are large wood beams used in the main entrance of the home. Many are hand carved with beautiful designs and stained dark. Simply stunning.

There are several items salvaged from the Terminal Tower in downtown Cleveland, including a beautiful railing with cast iron spindles and cast iron decorations centered on the spindles. There is also a set of French doors that are glass framed in bronze with custom fox-head door handles that are quite exquisite.

Pre-stressed concrete on both the first floor and the second floor. From the garage, you can look up and see the first floor poured concrete. Very solid and stable, this provides a solid foundation for the rest of the home.

Parquet floor by fireplace needs repair.

House built to Mom’s specs. Didn’t want an open floorplan. Broken up. While the current floorplan could be considered slightly dated, an architect could open up some of the walls and make a very elegant floor plan of a very modern nature.

The rooms are all large, and many rooms feature oversized windows. Many of the windows came from the monastery in Akron and feature leaded glass panes. They are simply stunning.

Two master bedrooms in the home. Mom wasn’t sure if she wanted to live upstairs or down, so they built a master bedroom on each floor. With the installation of the elevator, mom decided to live upstairs! The size of the master bedrooms is excellent and feature large windows at each end of the rooms.

Upstairs: three bedrooms, plus a cedar-paneled clothing storage room, with plumbing for bathroom roughed in. This clothing storage room is plenty big enough for another bedrom/study/office or whatever. Would have to take out cedar, install bath.

All of the bedrooms in the whole house feature their own bathrooms and include oversized walk in showers. They are fabulous! Most bedrooms also include a washer and dryer in every bathroom. Mom wanted to wash her unmentionables and hang them to dry in her bedroom, so they put these in place to accommodate her wishes.

First floor flooring came from a marble company; in slabs; cut into squares.

Three full baths; two half baths. These will need to be updated but are in useable condition.

City water.

Plastic on the window, because of leaded glass. Need to have screens/storms retrofitted.

While the lead glass windows are beautiful in their own right, they will require some maintenance to bring them back to life and function the way they should. A pane here or there will need to be replaced.

Greenhouse at rear off kitchen. Heated. This greenhouse is actually a hallway that has glass walls on the south side of the building. It sits adjacent to the kitchen, and a half wall separates the kitchen from the greenhouse. You could literally pick fresh herbs in the winter in the greenhouse and hand them over the short wall to the cook in the kitchen for the freshest of flavor additives.

Cherry-wood cabinets; lights in the cabinets.

An antique chest of drawers over 12’ in length was salvaged from an old drug store. Rows and columns of drawers make up the entire cabinet, and a custom bookshelf was built to sit on top of the chest to house the huge collection of cook books that the owner enjoyed.

A family friend has been a house guest for the last 10 years. He has kept up with maintaining the property and insuring everything continued to run properly.

Elevator is operational. The doors on the elevator are quite unique and of a beautiful wood desing.

There is a gorgeous circular staircase that goes from the first floor to the second. It was built where it stands by an amish carpenter who was an outstanding craftsman. Extra wide with a beautiful wooden railing, it paints an elegant picture in the main area of the front entrance.

The stairway leading to the basement is also circular in design and compliments the stairs to the second floor. Currently the steps are protected from traffic with plywood on each step.

The basement is a special room on its own. Large rooms, a split level main area with a single step down into the fireplace area compliments the openness of the basement. Through a doorway one enters a genuine bar/English pub room with a custom built oak bar ready to be finished and begin entertaining. The basement includes a full bathroom complete with shower. A walk out entryway leads one to the back of the home at the lower level, right onto a brick patio and into the woods that surround the home.

Beyond the pub room is a brick floored wine cellar, ready to hold hundreds of bottles of your favorite wines.

The garage has a high ceiling, cement floors, is built to hold four vehicles and has plenty of room for storage and a workshop area.

At the current appraised value this home is in the $150/sq ft range. Properties in the neighborhood are selling in the $450/sq ft range. It is easy to see that with a fair investment for modernization and upgrades, this home could become the steal of the decade to the right homeowner.