



Virtually Staged

8325 Grove Angle Rd | Ellicott City, MD 21043

Listed at: \$1,998,800 Built In: 2024-2025 Lot Size: 43,611 SF Taxes: TBD

Experience unparalleled luxury in this newly constructed 10,000 square foot custom home, designed for modern living and grand entertaining. Boasting an expansive open concept floorplan, six bedrooms and six and a half baths, this home offers abundant space and refined comfort. Sunlight streams through energy-efficient vinyl windows with Corian sills, illuminating the fresh luxury vinyl plank flooring and recessed lighting throughout. The chef's kitchen, complete with custom cabinetry and a sunlit breakfast nook, seamlessly flows into the magnificent great room. A main-level primary suite, along with two additional bedrooms with ensuite baths, provide ultimate convenience, while an office and bonus room cater to diverse needs. Upstairs, two more bedrooms with ensuite baths and a second bonus room await. Enjoy year-round comfort with two-zone geothermal heating and cooling, and endless hot water from the tankless system. A 1,000 square foot attached garage, walk-in attic and unfinished walk-out lower level, pre-plumbed and wired, offer endless possibilities. Step outside to the patio and expansive deck and appreciate the peace of mind provided by this private, expansive property. This is more than a home; it's a lifestyle.

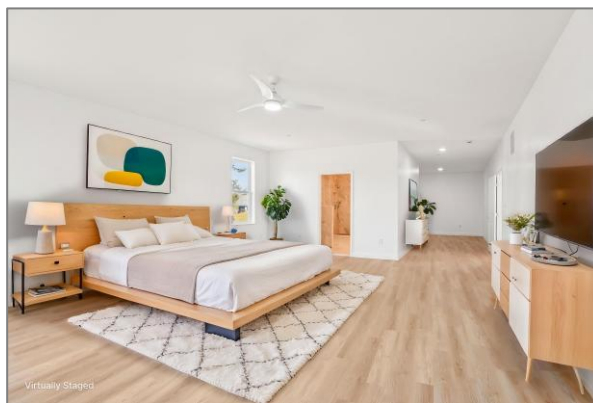


Main Level with Fresh Paint & LVP Flooring Throughout

- Foyer entry with coat closet, overhead recessed lighting
- Great room with 9' ceilings
 - Dining room with chandelier
 - Living room with stone surround Heatilator electric fireplace with blower, recessed lighting, pre-wired for TV, sliders to patio/deck
 - Kitchen with breakfast nook, custom cabinets – first-drawer lighting & easy slide drawers, quartz countertops, ceramic backsplash, electric cooktop, center island with quartz counter bar – seating for six, walk-in pantry, recessed lighting, stainless steel appliances and trough sink
- Primary bedroom with expanded walk-in closet, pre-wired for TV, primary bath with custom ceramic tile, shower with two showerheads, double vanity with custom cabinets, full length mirror, semi-private commode
- Workout room/office/hobby room/bedroom #6 with oversized Palladian windows
- Powder room with ceramic floor & wall, custom vanity, lighted medicine cabinet, exhaust fan
- Laundry room with ceramic tile floor & two-wall surround, recessed lighting, shelving
- Office with pre-wiring
- Bedrooms #2 & #3 with walk-in closets & ensuite bathrooms with ceramic floors, custom oversized walk-in showers with ceramic surround & ceramic floor pans, dual shower heads & seats, mirrored medicine cabinet with backlight, exhaust fan
- Hallway with recessed lighting, linen closet, stairs to upper & lower levels

Upper Level with Fresh Paint & LVP Flooring Throughout

- Hardwood stairs to upper level with custom rail – steel spindles & finished hardwood cap
- Hallway with recessed lighting, linen closet, utility closet (zone 2) for geothermal furnace
- Bedrooms #4 & #5 with walk-in closets & ensuite bathrooms with ceramic floors, custom oversized walk-in showers with ceramic surround & ceramic floor pans, dual shower heads & seats, mirrored medicine cabinet with backlight, exhaust fan
- Bonus room with recessed lighting
- Walk-in attic



Unfinished Lower Level with Cement Floor

- Stairs to lower level with LVP flooring, recessed lighting
- Finished drywall, fresh paint, sliders to side-yard patio, four oversized windows providing natural light
- Full bath with ceramic floors, custom oversized walk-in showers with ceramic surround & ceramic floor pans, dual shower heads & seats, mirrored medicine cabinet with backlight, exhaust fan
- Utility room with geothermal furnace, drain tile system, passive radon system, sink, tankless water heater





Property Features

- 6 bedrooms, 6 full baths, 1 half bath
- ~10,000 total square feet
- 1,000 sf garage – space for 4 cars & tractor, room for workbench area
- Three levels with open concept floor plan
- Stone front & vinyl siding
- 50-year architectural shingle roof
- Energy efficient vinyl double pane windows with screens & Corian windowsills
- Anderson sliding doors
- 2-zone geothermal heating and cooling
- Tankless hot water heater
- Passive radon system
- Foam insulation from roof to top of basement wall
- Exterior lighting, exterior drain tile system – drains to pond
- Underground power lines with separate transformer
- Patio, deck with custom railing
- Pre-wired security system



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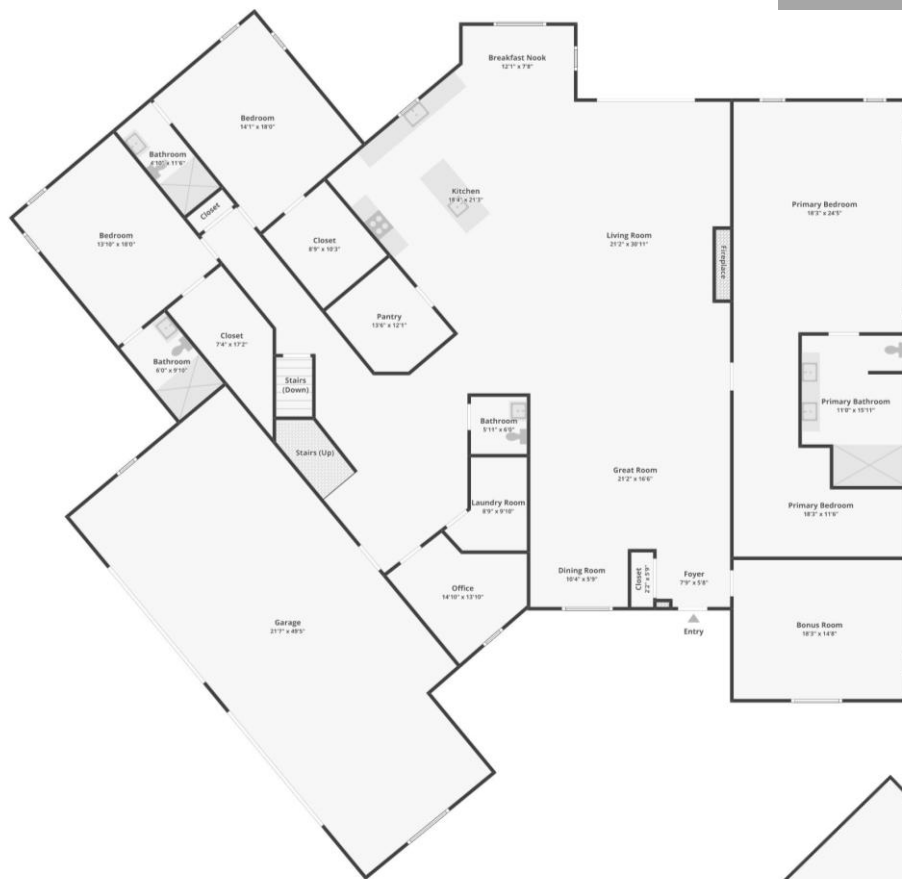
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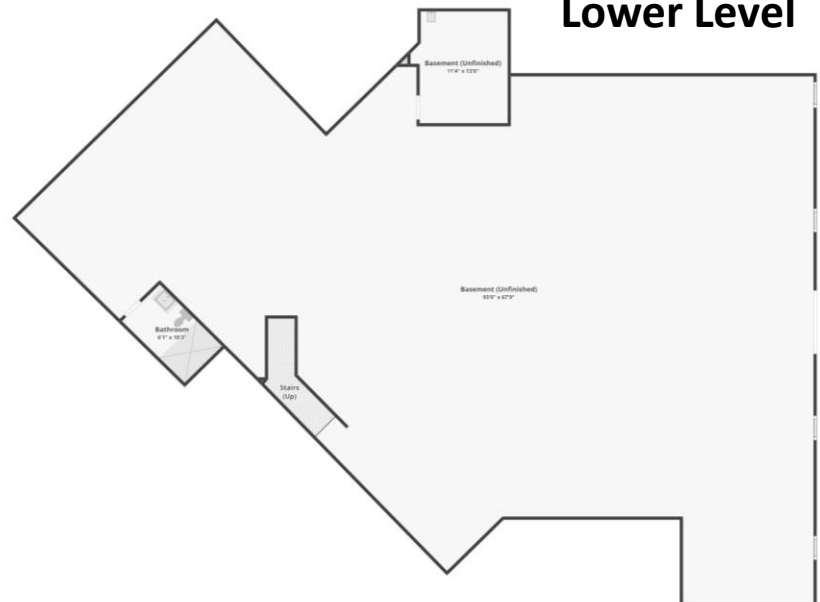
Main Level

8325 Grove Angle Road

Floor plans cannot be used for building or design purposes. Sizes and dimensions are approximate.



Lower Level



Upper Level

