

Located in the heart of the Arts District, City Gate offers an exceptional downtown location with wonderful features: An open floor plan that is perfect for entertaining, low maintenance brick exterior, large private backyard, wood floors, large master suite with two closets, and a finished lower level with private bathroom. Quiet, yet centrally located with easy parking. A short walk to restaurants, shops, USNA, City Dock, and Spa Creek (Goose Park). Newly renovated kitchen and bathrooms - this home is turn key and ready for new owners!

### Facts and Features

Type: Townhouse

Exterior type: brick

Style: Colonial

Year built: 1981

Square Footage: 1400 + 500 additional finished sq ft in basement

Lot size: 2870 square feet

Stories Description: 3 stories

Parking: street, plus 3 private parking lots

Neighborhood: City Gate (Arts District / Murray Hill)

HOA dues: \$605 annually

### Interior Features

Bedrooms:

3 - upper level

Bathrooms:

2 full - upper level

1 half - main level

1 three-quarter - basement

Flooring:

Hardwood throughout main and upper levels

Carpet in basement

Other Features:

Stainless Steel / Energy Star kitchen appliances  
Double-oven with glass cooktop  
LED light bulbs / fixtures throughout  
Wood burning fireplace  
3 skylights  
Upgraded LG washer - dryer  
Utility room / shop in basement (additional 200 sq ft)

### Exterior Features

Steel Storage shed  
Private, fenced backyard

### Utilities

Heating / Cooling: Heat Pump  
Water: Public  
Sewer: Public

### Schools

Elementary: Annapolis  
Middle: Bates  
High: Annapolis  
(Anne Arundel County Public Schools)



