

# HARNES CREEK WATERFRONT



3309 Harness Creek | Annapolis, Maryland 21403

Splendid Cape Cod and corresponding boathouse sited on manicured grounds, Approx. 700' of waterfront on Harness Creek! Main level master suite. Pergolaed central terrace accessible from multiple points; glass walls, doors, windows abound. Streamlined, striated oak kitchen with Wolf, Viking, and Miele appliances. Garage with upper level guest suite. Luxe, approachable living minutes from DTA 50/97.

*Offered At: 4,500,000.00*



## Georgie Berkinshaw

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Coldwell Banker Residential Brokerage | 4 Church Circe | Annapolis, MD | O: 410.263.8686

Operated by a Subsidiary of NRT LLC

3309 Harness Creek Road  
Annapolis, Maryland 21403

#### EXTERIOR AND WATERFRONT

- 1.65 Acre waterfront lot on protected Harness Creek with majestic landscaping, panoramic water views, and bucolic views of Quiet Waters Park
- Approximately 700 feet of waterfront
- Rip rap, and bulk- headed waterfront
- 128-foot private pier with 7 1/2 MLW at mid- dock, 9 ft. MLW at end of dock
- 3 deep water slips and a jet ski lift, Lights, water, electric, two ladders, shower, and picnic table on pier
- Rare Boat House with 2<sup>nd</sup> floor storage
- Boat house slip is 30 feet by 14 feet
- Boat house features HiTide Boat Lift, dedicated electric panel, storage, 2 hose bibs, lighting
- Easy maintenance vinyl siding exterior
- Irrigation for entire property
- Private driveway off common gravel road leads to circular drive with central landscaped, irrigated, & lighted plantings
- Informal agreement between four neighbors to add gravel to common road as needed
- Lushly landscaped lot with extensive, established plantings, specimen trees, lighting in trees
- Bluestone waterfront patio with pergola and multiple access points nestled between family room and master suite
- Detached, oversized 2 car garage with 2 garage door openers
- Garage has built- in storage, shelving, and workbench
- Private office/guest suite with half bath and private steps located above garage, features dedicated HVAC
- Wide paver path to entrance, bluestone front porch, and covered entry

#### MAIN LEVEL

- Dramatic 2 story front entrance/Living Room features a wall of windows with spectacular views of both Harness Creek and Quiet Waters Park
- Front hall with powder room boasts modernist fixtures including glass- topped vanity
- Hall closet, utility room, oversized laundry room with sink and additional storage
- Living Room with wood burning fireplace featuring focal tile surround, flanked by a pair of built-in custom cabinets with mirrored interior walls and glass shelves
- Recessed lighting
- Hardwood floors
- TV/ Recreation room with wood floors, ceiling fan, recessed lighting, black out blinds

#### Kitchen, Dining, & Family Room

- Granite island with double stainless-steel sink faces water views
- Built-in breakfast bar features seating for six, with wine storage end cap
- Custom pendant lighting

*All information is deemed reliable, but is not guaranteed*

- Built-in bar cabinet with keyhole detail doors
- Viking stainless steel Refrigerator/Freezer
- 2 stainless steel Wolf ovens flank cooktop, with above microwave on left and Miele Steam oven on right
- 5 burner stainless steel Wolf gas cooktop
- Cathedral ceiling with ceiling fan and recessed lighting
- Corner glass windows allow for uninterrupted sight lines
- 8 foot doors open to bluestone patio with pergola
- Hunter Douglas Duette Blinds

#### Library/Office

- Hardwood floor Office features water views of Harness Creek
- Built in bookcases, filing drawers, and desk
- Tile floor, recessed lighting

#### Master Bedroom

- Master Suite with outstanding views of Harness Creek
- Two story cathedral ceiling with recessed lighting and ceiling fan
- Door opens to nestled bluestone patio with pergola
- Hunter Douglas Silhouette window shades
- Master bath features steam shower with glass door, tile floor, Duravit Tub, mirrored vanity wall, streamlined cabinetry, and double Kohler sinks flanking central window
- Radiant heated floor
- Walk in closet with built-in shelving and drawers
- Linen closet

#### Second Bedroom

- Hardwood floor, spacious closet

#### Third Bedroom

- Hardwood floors, recessed lighting, walk in closet

Full Hall bath with recently updated flooring, sink, and shower door, recessed lighting

#### UPPER LEVEL

##### Spacious 4<sup>th</sup> bedroom

- Features hardwood floors, ceiling fan, recessed lighting, double closet, and incredible views down Harness Creek

##### Oversized 5<sup>th</sup> bedroom

- Features built in cabinets /work space/bookcases, spacious closets, attic access, ceiling fan, recessed lighting, and new carpet
- Cedar closet
- Oversized attic storage
- Full hall bath with tub/shower/tile floor, skylight

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## UTILITIES

- Water conditioner system, Central Vacuum, 5 zone HVAC, Electric panel
- Security system
- Septic
- Well Water
- Heat: Heat Pump(s) Zoned, Electric
- Cool: Heat Pump(s) Zoned, Electric
- Hot Water: Gas, Tankless Water Heater

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# 3309 HARNESSE CREEK ROAD

ANNAPOLIS, MD 21403



MAIN RESIDENCE  
MAIN LEVEL  
3,320 SQ FT

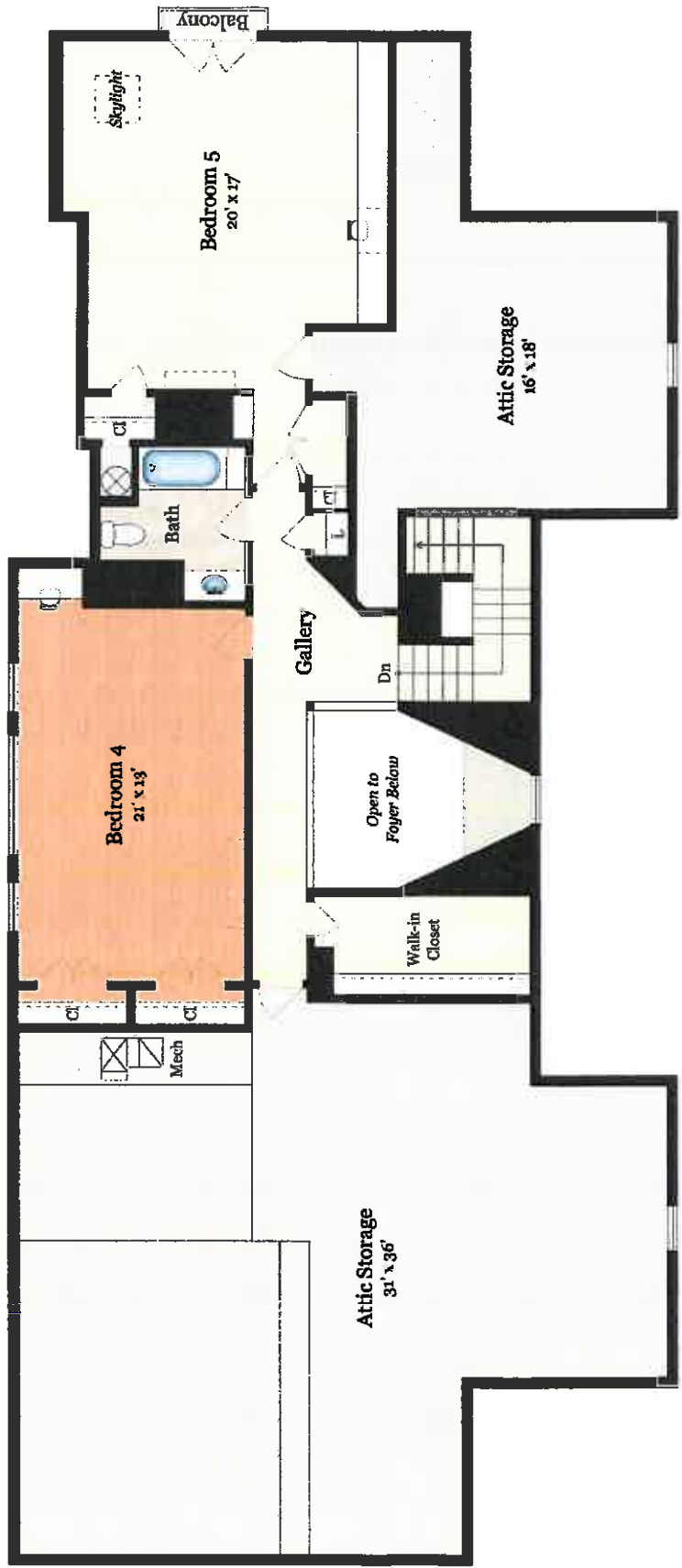


Rendering by Floor Plan Visuals.  
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

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# 3309 HARNESS CREEK ROAD

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MAIN RESIDENCE  
**UPPER LEVEL**  
 1,085 SQ FT - Finished  
 1,375 SQ FT - Unfinished

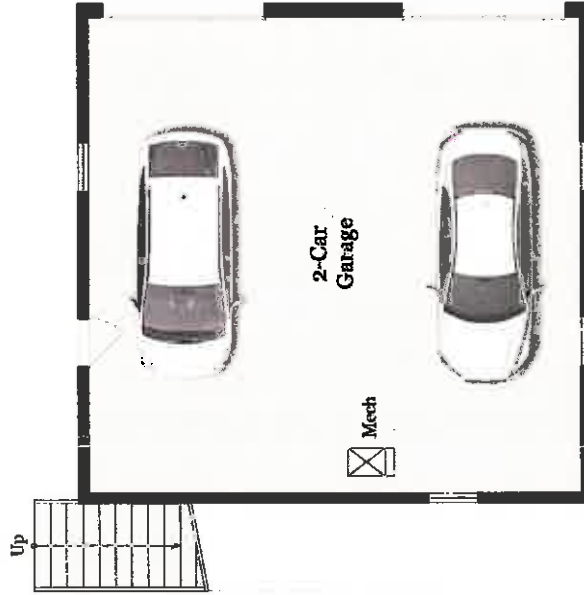


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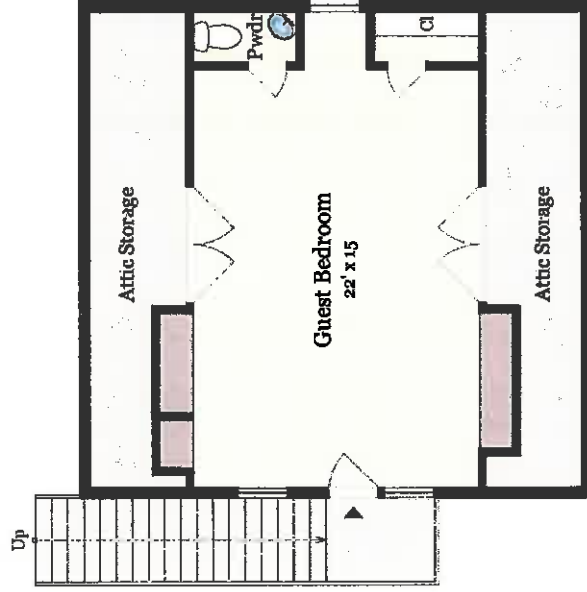
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**DETACHED GARAGE**  
675 SQ FT



**GUEST HOUSE**  
(ABOVE DETACHED GARAGE)  
345 SQ FT - Finished  
270 SQ FT - Unfinished



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**Estimated Total Finished  
Square Footage: 4,750 SQ FT**

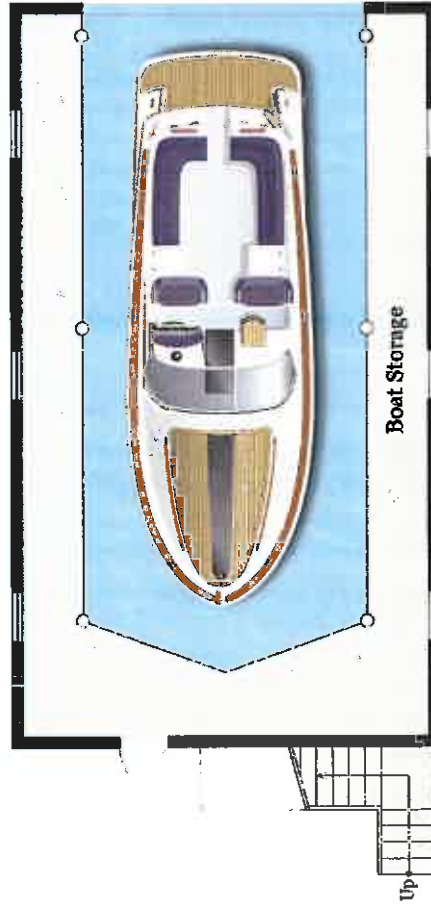
Above-Grade: 4,750 SQ FT Below-Grade: N/A  
Calculated per ANSI Standard Z795-2003

- **Main Residence: 4,405 SQ FT**
- Main Level: 3,320 SQ FT
- Upper Level: 1,085 SQ FT
- **Guest House: 345 SQ FT**

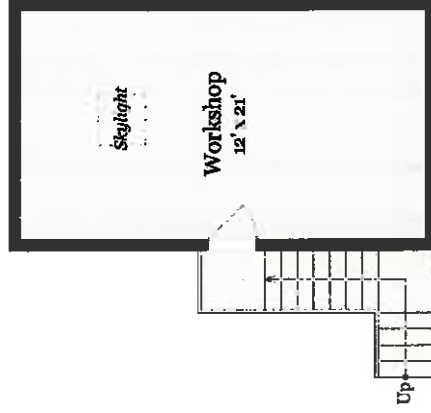
**Unfinished Square Footage: 3,430 SQ FT**

- Attic Storage (Main Residence-Upper Level): 1,370 SQ FT
- Mech Room (Main Residence-Upper Level): 5 SQ FT
- Detached 2-Car Garage : 675 SQ FT
- Attic Storage (Guest House): 270 SQ FT
- Boat Storage (Boathouse-First Floor): 830 SQ FT
- Workshop (Boathouse-Second Floor): 280 SQ FT

**Estimated Total Finished & Unfinished  
Square Footage: 8,180 SQ FT**



**BOATHOUSE  
FIRST FLOOR**  
830 SQ FT



**BOATHOUSE  
SECOND FLOOR**  
280 SQ FT



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## SITE PLAN



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