

Dreams Landing

601 Dreams Landing
Annapolis, MD 21401



Commanding, unobstructed water views of the Severn River & Deep Water Slip conveys with this end unit Townhouse in Dreams Landing. Perfect LOCK & LEAVE minutes from 50 & City Dock. One of 6 units with 8 x 12 ft Sun room. Hardwood floors, FP, Private fenced courtyard in rear. Amenities include pool, Clubhouse, carpentry shop. Fees cover roof, chimney, exterior, landscaping, water, sewer, trash, snow removal!

Georgie Berkinshaw
Certified Residential Specialist and GRI

GBerkinshaw.com | GBerkinshaw@CBMove.com

c: 443.994.4456 • Coldwell Banker Residential Brokerage • o: 410.263.8686



Annapolis Church Circle • Operated by a subsidiary of NRT, LLC



DREAMS LANDING
601 Dreams Landing Way
Annapolis, MD 21401

EXTERIOR/LOCATION

- Dreams Landing End Unit Townhouse Condo Features Commanding Unobstructed Water Views of the Severn River to Round Bay
- Slip Conveys with this Property. Size Based on Owner's Boat, Up to 55ft. All Sized Slips are Currently Available. Deep Water.
- Private Double Size Rear Courtyard with Gate
- Private Community Offers Extensive Amenities – Listed Below
- Well Located Home Minutes to Route 50 Access, City Dock, Anne Arundel Hospital and Annapolis Mall

1st Floor

- Covered Front Entrance Porch
- Hardwood Floors
- Masonry Fireplace in Living Room
- Glass Enclosed Sun Room
- Galley Kitchen & Separate Dining Room with Built-in China Cabinet
- Kitchen Features Wood Cabinetry, Granite Countertops and Stainless Steel Appliances.
- Large Windows in Living & Sun rooms Afford Beautiful Views of the Pool, Community Marina and Severn River.
- Powder Room

2nd Floor

- Upper Level Features 3 Bedrooms and Full Bath.
- Hardwood floors
- Master Bedroom & Second Bedroom Feature Grande Water Views Looking Out to the Severn River
- Easy Access Full Size Washer & dryer
- Floored Pull Down Attic

AMENITIES

- Swimming Pool with Lifeguard
- Community Pool Building with Kitchen, Bathroom, Showers & Deck- Great for Informal Neighbor Gatherings and Private Parties
- Expansive Waterfront Common Areas and Gardens
- Bike Room
- Board Room
- Deep Water Marina with Water/Electric/Lights/Cameras
- Driveway Access to Dinghy Rack, Launching Ramp and Marina
- Storage Lockers
- Carpentry Shop
- Fitness Room

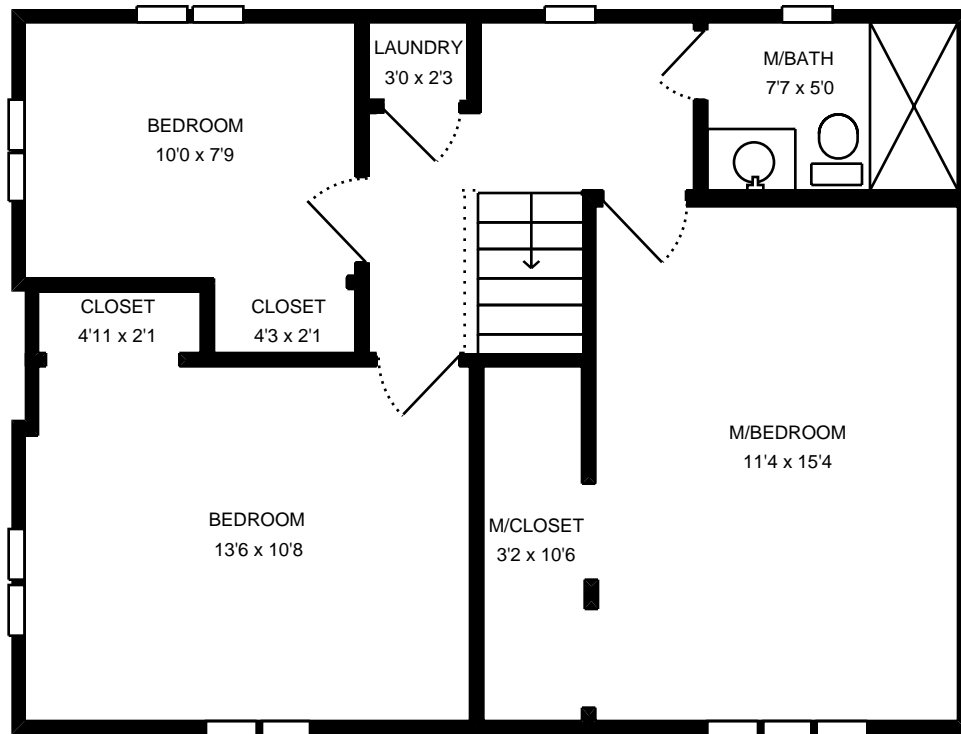
CONDO FEES:

- Condo Fee's = \$790.00 per/month for house, \$50.00 per/month for slip
- .INCLUDED IN C/C FEE: Roof, Chimney, Crawlspace, Exterior, Painting, Cleaning, Landscaping, Termite, Water, sewer, Fence, Private Trash, snow removal .
- NOT INCLUDED IN C/C FEE: Windows, interior of fenced yard, electricity, Wifi, Cable, Roof over Sunroom and front porch is responsibility of owners
- No Special Assessment in Over 16 years
- For more information please visit Dreams Landing condo Website:
<http://dreamslandingcondo.org/>



Property Address:
601 Dreams Landing Way
Annapolis, MD 21401

Measure #12884526



Total interior square footage on page: 560 sf

The interior square footage listed is living space only and is not taxable square footage



Property Address:
601 Dreams Landing Way
Annapolis, MD 21401

Measure #12884526

