

SOUTH RIVER WATERFRONT

36 Shadow Point Court
Edgewater, MD 21037



Commanding views of the South River from this prominent 3.6 acre private, waterfront point of land features a historic residence that has been impeccably restored. The 5 Bedroom, 6 1/2 bath classic white house is surrounded by bountiful gardens, sloping lawns & 1800 feet of waterfront. Waterside pool, beach and guest house.

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



POPLAR POINT
36 SHADOW POINT COURT
EDGEWATER, MD 21037

WATERFRONT & GROUNDS

- Panoramic water views from almost every room on this stunning point of land with Southern Exposure and 1000 feet of waterfront on the South River
- Pier with electric, water, boat lift and 6 ft MLW
- Steps to pier updated in last 1-2 years
- Private beach with pool house structure
- In-ground saltwater pool added in 2005 with patio surround, Pebble Tec finish, diving board, pool cover, lights, fountains and underwater speakers
- Waterside porch with beadboard ceiling, four ceiling fans, surround sound speakers and recessed lighting
- Stone patio added in 2010
- Recent landscaping and hardscaping with crepe myrtles
- Gazebo added in 2005
- Grill deck with storage below
- Gated, gravel tree-lined driveway
- 3 car detached garage built in 2006 with wood shutters and automatic openers
- Additional garage/storage area on property
- Outdoor shower
- Mini basketball court

GUEST HOUSE

- Tile flooring
- Bedroom with ceiling fan
- Double door closet
- Full Bath with marble tiling and shower/tub
- Kitchenette with marble countertops, Kohler sink, cabinetry, mini refrigerator and microwave
- Utility closet
- Separate dedicated heat pump

MAIN HOUSE EXTERIOR

- Slate roof on main portion of house repaired in 2015/2017

All information is deemed reliable, but is not guaranteed.

- Waterside bump out roof replaced in 2005 to copper and slate
- Sun porch with copper roof built in 2005
- Columned, brick portico with beadboard ceiling, recessed lighting and clerestory windows above original front door with updated hardware
- Windows on waterside of Kitchen handmade to match originals
- Walkway from porch to Kitchen added in 2005
- Exterior repainted in 2005
- All new copper gutters replaced in last 4-5 years
- Bevolo exterior lighting
- Speakers on waterside porch, grill patio, stone patio area and pool area
- Original shutters and window hardware redone
- Steps down to water recently added
- Dormer windows on waterside of house

HISTORY & UPDATES

- Built in 1860 and then rebuilt in 1920, this home was almost completely renovated in 2005 with all systems replaced and every room updated
- Original features are from 1920 rebuild
- All windows are original and each one was removed and rebuilt in 2005
- Most rooms feature clerestory windows above doorways

MAIN LEVEL

- Original plaster moldings, fine grain heart pine floors and stairway banisters
- Surround sound speakers, four-panel doors with crystal knobs and recessed lighting throughout
- Center hall features 11 ft ceilings, 9-piece moldings, columns with egg and dart molding, trim, chair railing and sconce lighting. Opens to Living and Dining Rooms, Bedroom Wing and extends to original waterside door with storm door that leads to porch and stone patio.
- Living Room off center hall through columned entryway features chandelier, original wood-burning fireplace (can be converted to gas) with mantel flanked by built-in bookshelves added in 2005 with Bose speaker system and sconce lighting
- Dining Room with 5 lb working pocket door entryway features custom handmade wallpaper, original wood-burning fireplace (can be converted to gas) with mantel flanked by bookshelves added in 2005 with Bose speakers, sconce lighting and Niermann Weeks chandelier
- Butler's Pantry with exposed brickwork renovated in 2005 to include marble countertops, glass-front cabinetry, spacious pantry and wood-panel front dishwasher, icemaker and wine refrigerator
- Media Room features built-ins and glass sliding door entry
- Separate Laundry Room features two Samsung front-loading washers and one dryer with cabinetry and utility sink
- Two hall closets
- Powder Room with marble vanity

All information is deemed reliable, but is not guaranteed.

KITCHEN

- Chef's eat-in Kitchen fully renovated in 2005
- 10 ft ceilings
- Gas fireplace with brick surround
- Breakfast Bar/Island with custom trim work and two built-in cutting boards
- Two wood-panel front Bosch dishwashers
- Professional Wolf gas range with decorative tile backsplash, 6 burners, griddle and pot filler faucet
- Two SubZero wood-panel front refrigerators with four freezer drawers
- KitchenAid convection/microwave oven
- Spice rack storage cabinets on either side of range
- Window bench seating
- Double-edge marble countertops
- Columned Sun Room directly off the Kitchen with walls of windows

MAIN LEVEL BEDROOM WING

- Guest Bedroom features ceiling fan and full Bath en suite with marble standing shower, marble vanity and Kohler sink
- Two sets of double door closets
- Master Suite features 10 ft ceilings, ceiling fan, gas fireplace (can be wood-burning) with mantel, drop down television lift, wood trim and two walk-in closets with extensive built-in storage. Second closet features rolling ladder and exposed brickwork.
- Full Master Bath en suite features pocket door, soaking tub, separate dual vanities, marble countertops, spacious floor-to-ceiling tile shower with rain shower head, private commode and vanity.
- Master Sun Room with walls of windows

UPPER LEVEL

- Hardwood throughout
- Laundry chute
- First Bedroom features ceiling fan, two closets and full Bath en suite with marble floor, vanity with Kohler sink and shower/tub with marble tile
- Second Bedroom features ceiling fan and two closets
- Full Bath features marble tile floor, shower/tub and vanity with Kohler sink
- Third Bedroom features walk-in closet with built-ins, chandelier light fixture and full Bath en suite with marble vanity, tile, shower/tub, tile floor and Kohler sink

All information is deemed reliable, but is not guaranteed.

LOWER LEVEL

- Original stairwell
- Exposed brick at bottom of stairs with built-in storage cabinets
- Spacious, finished Recreation Room features with media built-ins, tile flooring and recessed lighting
- Mud Room with tile floor
- Full Bath
- Wine cellar/root cellar
- Utility closets
- Unfinished space with additional ample storage and media controls

UTILITIES & SYSTEMS

- Underground utilities
- Smart house automation system
- Crestron lighting system
- Zoned irrigation system in front and back yards
- 5 zone propane and heat pump
- 3 propane hot water heaters each 1,000 gallons (2 combined and 1 for generator)
- Reverse osmosis system for icemakers and faucets
- 45 kw whole house generator
- Four 200 amp electrical panels (including generator)
- Water treatment system
- Spacious floored attic storage access in both en suite Bedrooms on Upper Level
- New well and septic
- Sump pump

SHADOW POINT

Text by John Rankin

On a lush point of land near Annapolis, Maryland, stands a historic house that presented the perfect opportunity for two physicians to realize their design dreams. Located on a site which was originally a 500-acre tobacco plantation overlooking the South River, the structure's history reaches back to the Civil War. It served as a hospital for wounded Union soldiers, burned to the ground in 1900 and was rebuilt to its initial design in 1920.

The current owners entered the picture in 2005, bringing a vision of a classic white house surrounded by bountiful gardens and sloping lawns. The renovation and re-design became a multi-year project which was embraced with both patience and passion. Even before beginning, the property had much to offer. The 3.6-acre waterfront parcel boasts 1,800 feet of shoreline and water views that exceed 180 degrees. The South River's scenic panorama is punctuated by a direct view down the river to its mouth, where it flows lazily into the Chesapeake Bay.

If details are everything, then nothing was spared during the renovation. Annapolis builder James S. Montgomery & Sons managed the project which involved the restoration of original window glass, yellow pine flooring, crown molding and plaster walls. A detached garage was re-deployed as a window rehab workshop during the renovation. Some brick walls were left exposed to add texture to the interior and to serve as visual reminders of the structure's age. Other remarkable details included the preservation of a pine wood spiral stairwell and the transformation of an old root cellar into a wine cellar with plenty of room for tasting.

The wife shared her interior décor vision. "The goal was to remain true to the history, beauty and magnificence of the house and its spectacular setting upon a Chesapeake Bay tributary. The majority of the interiors were restored with deference to the original design out of respect to the original beauty and grandeur. The interiors were also designed to allow a large family to live very comfortably, using all the rooms to their fullest extent."

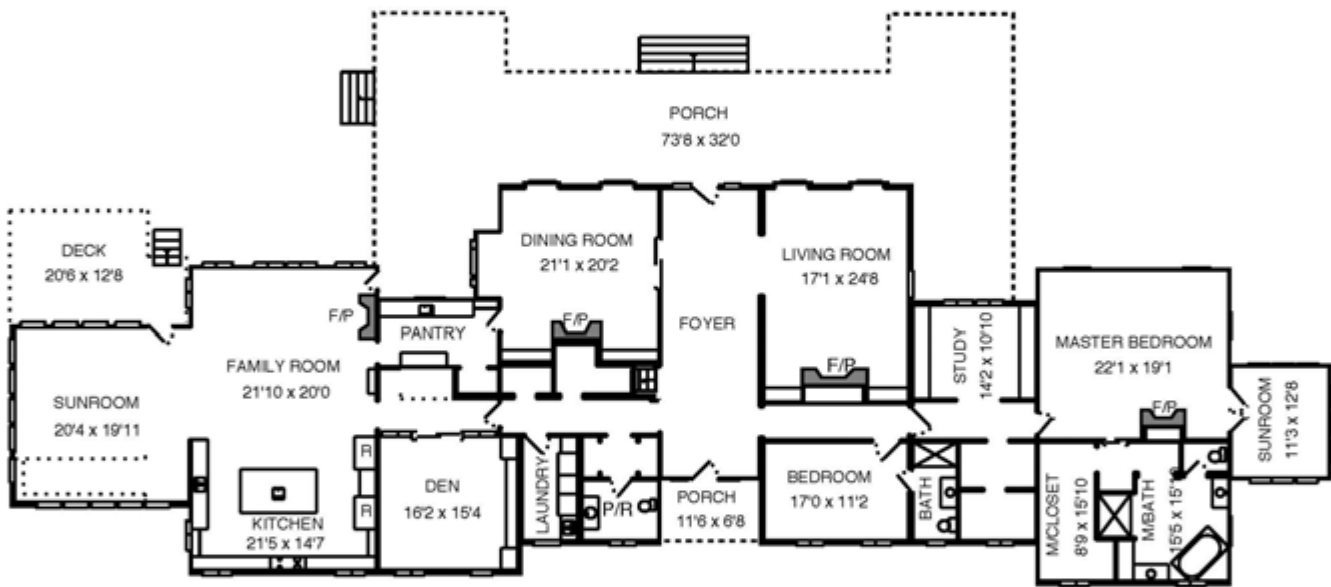
To bring the interior vision to reality, the owners recruited Annapolis designer Lucy Reithlingshoefer of Reithlingshoefer Design Studio. "We wanted to create a comfortable but beautiful interior that would withstand the comings and goings of children and pets. Using durable textiles was important so we strived to find fabrics and floor coverings that were both sturdy and attractive," recalls the designer. "The interior reflects the clients' desire to acquire only pieces which they truly love from periods ranging from modern to classic French. At the end of a long work day, they can walk through the door and feel the calm and serenity created by beautiful furniture, artwork and a muted palette."

Staying true to the interior's understated elegance, the owners decorated with 15 oil paintings created by contemporary landscape artist Kevin Fitzgerald. His artwork can be found in both U.S. and international collections, including the homes of actor Kelsey Grammer, political satirist P. J. O'Rourke and fitness expert Denise Austin. "Kevin's paintings evoke beauty,

mystery and complexity,” shares the wife. “To stand in front of one of his works inspires awe from the beauty, transporting us to a different place.”

Indeed, the house situated on this historic point of land is no ordinary home. It overflows with American history, art, architectural details and abundant interior comforts. Visiting is an experience not soon forgotten, leaving the visitor with the sense that they shared in a place where history was captured and married to modern luxury.

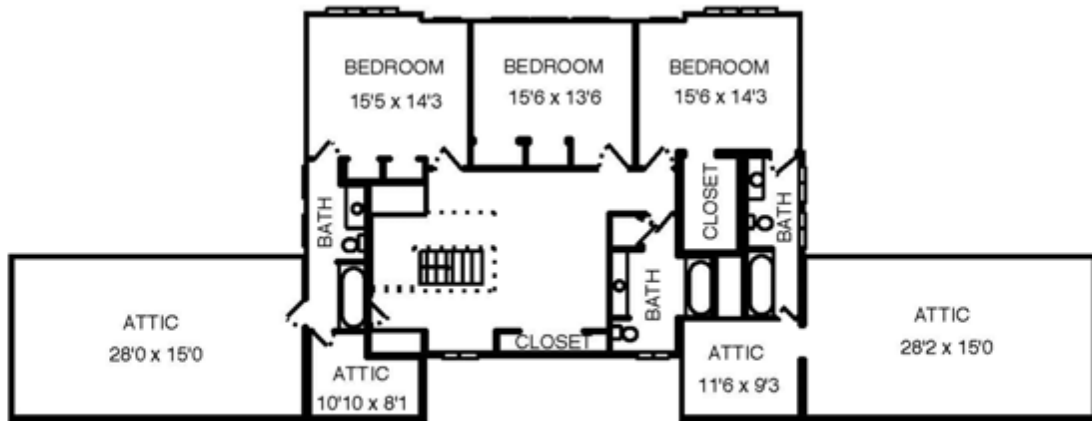
36 SHADOW POINT COURT | EDGEWATER, MARYLAND



MAIN LEVEL

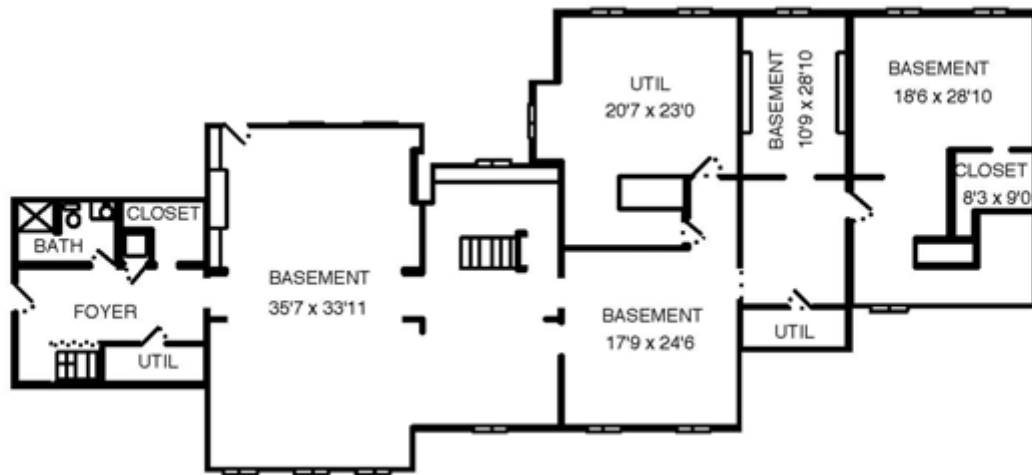
All information is deemed reliable, but is not guaranteed.

36 SHADOW POINT COURT | EDGEWATER, MARYLAND



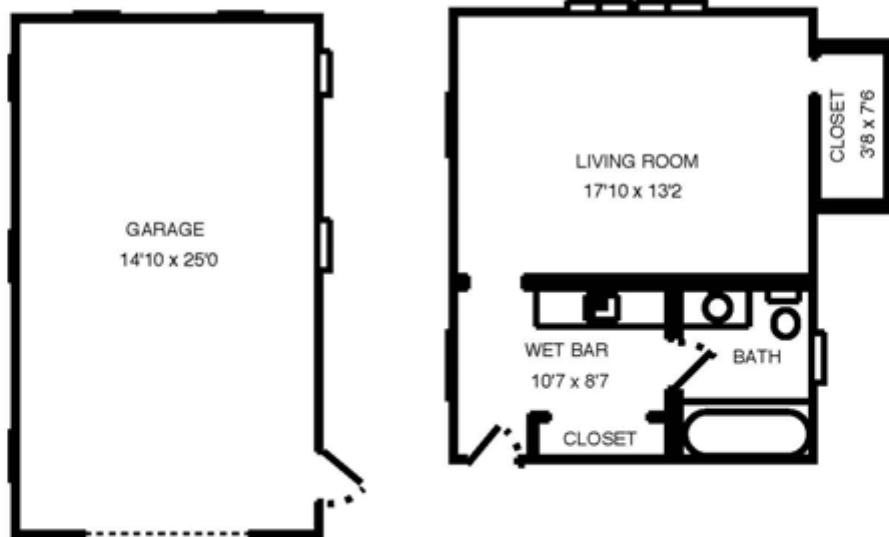
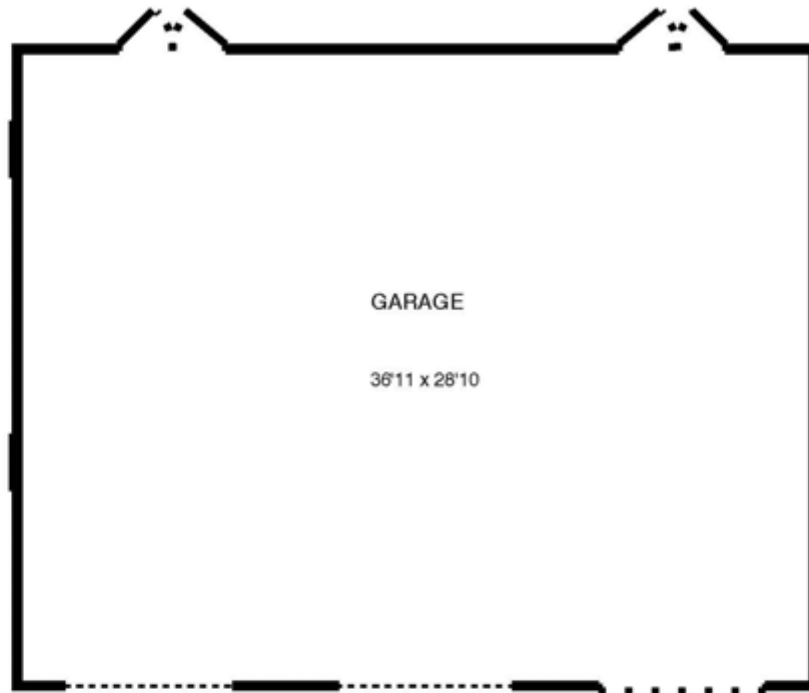
UPPER LEVEL

All information is deemed reliable, but is not guaranteed.



LOWER LEVEL

All information is deemed reliable, but is not guaranteed.

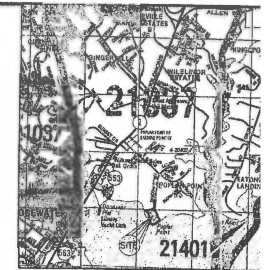
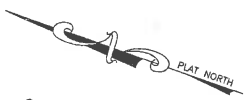


GARAGES & GUEST HOUSE

All information is deemed reliable, but is not guaranteed.

SHADOW
POINT
COURT

CHD=N 84°43'59" W
LEN=35.94'
R=58.00'
L=35.60'

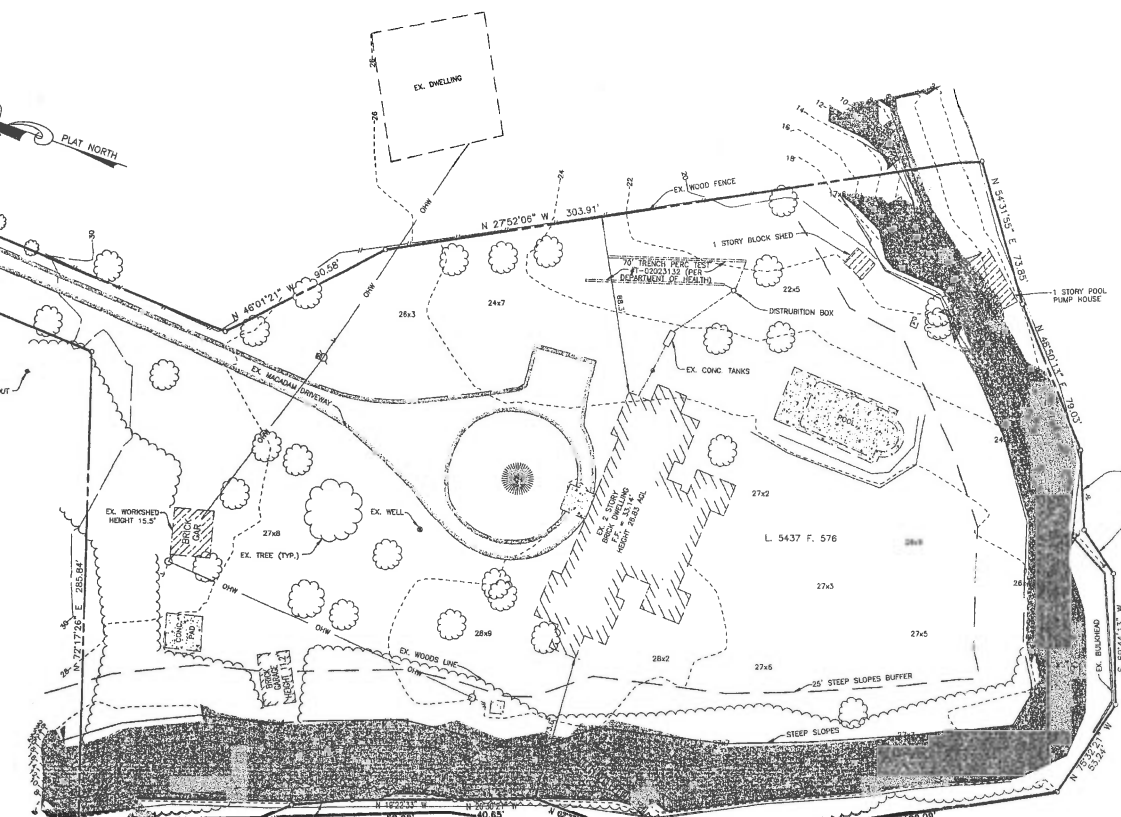


VICINITY MAP
SCALE 1"=2000'

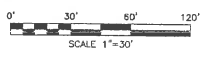
LEGEND

- EXISTING CONTOURS
- - - PROPOSED CONTOURS
- 100x0 EXISTING SPOT ELEVATION
- WOOD FENCE
- CLEAROUT
- POWER POLE
- GUY WIRE
- OHW OVER HEAD WIRES
- WELL
- LIGHT POLE
- OVERLAND FLOW
- N/F NOW OR FORMERLY
- EX. PAVEMENT
- EX. CONC
- > 25% STEEP SLOPES

PARCEL 462 EX. IMPERVIOUS AREA CHART			
HATCH	DESCRIPTION	S.F.	%
[Hatched]	HOUSE	8,392 S.F.±	4.0%
[Hatched]	SHEDS/GARAGES	1,420 S.F.±	0.6%
[Hatched]	BACKYARD DRIVE	5,968 S.F.±	5.6%
[Hatched]	BULKHEAD	104 S.F.±	0.1%
[Hatched]	CONCRETE/POOL	2,630 S.F.±	1.6%
TOTAL IMPERVIOUS		18,514 S.F.±	12.8%
TOTAL LOT AREA = 155,228 S.F.± OR 3.63 AC.±			



- NOTES:
1. LOT AREA: 155,228 S.F. OR 3.63 AC.±
 2. THIS SITE IS IN THE CRITICAL AREA DESIGNATED AS "CRITICAL RESOURCE CONSERVATION AREA"
 3. FIELD WORK WAS COMPLETED ON APRIL 6TH 2005.
 4. ZONE: R1
FRONT: 40'
SIDE: 15'/40' COMBINED
REAR: 30'



No.	REVISION	DATE	BY

G&O
ENGINEERS
PLANNERS
SCIENTISTS
SURVEYORS
PHOTOGRAMMETRISTS

GREENHORNE & O'MARA, INC.
200 HARRY S. TRUMAN PARKWAY - SUITE 200
ANNAPOLIS, MARYLAND 21401
(410) 266-0068

©LATEST DATE HEREON

SITE PLAN
SHADOW POINT
36 SHADOW POINT CT.
POPLAR POINT, LOT 9

DESIGN	SCALE	1"=30'
JLS DRAWN		
AVB JR. CHECKED		
SHEET		
DATE	2659	
PROJECT	2659	
FILE NO.		

ANNAPOLIS, MD. • ATLANTA, GA. • BALTIMORE, MD. • FALLS CHURCH, VA. • FARMINGTON, WV • FREDERICKSBURG, VA. • GERMANTOWN, MD. • GREENBELT, MD.
JACKSONVILLE, FL. • MECHANICSBURG, PA. • RALEIGH, NC. • RICHMOND, VA. • ST. PETERSBURG, FL. • TAMPA, FL. • WEST PALM BEACH, FL.

TAX MAP 51, PARCEL 462
BLOCK 19 & 20

2ND ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MD.

APRIL 2005
PROJ. NO. 2659
DATE