

3220 Harness Creek Road

Annapolis, MD 21403



Harness Creek | Offered for \$799,000

MLS #MDAA378356

One of a kind property sited on just under an acre overlooking tranquil views of Great Frogs Winery/Vineyard, easy water access to boating & the South River and nearby walking path to Quiet Waters Park. Historic Annapolis shops and restaurants are just over 3 miles away as well as access to commuter routes to DC, Baltimore & the Eastern Shore. There are 2 detached structures on this property, a main house with 3+ bedrooms and 3 full baths as well as a separate 1 bedroom/1 bath cottage with living area. The main house is just under 4700 finished sq ft, and the cottage is an additional 1200 sq ft approximately. The main house has an updated kitchen with Hickory cabinets, quartz counters and stainless appliances. All major systems are newer and the house has geothermal heating & cooling for top efficiency. The lower level is fully finished with a huge recreation room with a kitchenette, 2 additional rooms and a full bath, a second washer/dryer and private entrance. The separate cottage has a main level living area with a full kitchen, an upper level bedroom and full bath, washer/dryer and an exterior deck. This home and property are truly unique and offer many options for everyday living and entertaining. The cottage is perfect for rental income potential, in law suite, home office and more.



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- Kitchen – Hickory Cabinets, Quartz Counters & Kitchen Aid Stainless Steel Appliances
- 2 Gas Fireplaces
- Dining Room – Hardwood Floors are Southern Yellow Pine with Walnut Plugs
- Roof – Approximately 4 Years Old—30 Year Shingles—Transferable Warranty
- Siding – Replaced Approximately 3 Years Ago, Including Insulation Underneath Siding
Siding is Hardi Board, Trim & Details are Azek
- Gutters – Replaced approximately 3 Years Ago
Oversized Gutters and Downspouts, Gutters Have Gutter Guards
- Marvin Windows Throughout
- Geothermal System for Heating & Cooling Installed in 2009
- Cottage - Mitsubishi Electric Heat Pump With a Ventless Split System
- Owned Well Water Treatment System – Approximately 3 Years Old
- Propane Tank – 500 Gallon Underground Tank (Owned) – For Stove, Dryer & 2 Fireplaces
- Electric – Both the Main House & Cottage Each Have 200 AMP Service
- Shed - 12 x 20 – Rebuilt approximately 3 Years Ago, Including Roof
- 5 Minute Walk to a Foot Path Leading to Quiet Waters Park
Comprised of 340 acres, the park offers a visitor center, trails, direct water access for canoe & kayaking, ice skating, rental pavilions, playground, picnic areas, dog park, concert pavilion, an overlook to the South River and more!
- 3 Miles to Truxton Park which offers a public boat ramp for launching into Spa Creek with easy access to the Severn River or South River.
The park spans over 80 acres of green space with hiking trails, a skate park, sections for picnics, and two playgrounds for kids alongside 12 tennis courts, three baseball fields, and five basketball courts.

