

488 Ferry Point Road

Annapolis, MD 21403



Offered for \$2,250,000
MLS #MDAA377284

- New Waterfront Custom Home built by Del Sesto Construction on 4.57 acres private wooded estate with water frontage of 290 feet on Crab Creek
- 4 bedrooms/4.5 baths; 5 MLW water depth on Crab Creek with access to South River
- Approx. 5,000 sq ft including basement and a deck at the 100 foot buffer line
- Custom front door and solid wood paneled doors throughout
- Main level: 10 ft ceilings, Upper level: 9 ft ceilings, and Lower Level: 8 ft ceilings
- Wide plank oak hardwood floors throughout with special high wear resistance polyurethane finish
- LED recessed lighting and 400 amp electric service
- Windows and Doors – Anderson Architectural Series
- Decorator lighting fixtures throughout



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Living Room

- Open floor plan with walls of windows and access to large deck
- Gas fireplace
- Coat closet

Kitchen

- Showplace Cabinetry with quartz countertops
- Large marble kitchen island with storage and seating
- Bluestar 48 inch 6 burner gas range w/griddle (2 ovens) & Bluestar high volume hood
- Bluestar stainless steel refrigerator
- Bosch Dishwasher
- GE Convection microwave oven & 3rd wall oven
- Marvel wine refrigerator
- Walk-in Pantry

Dining Area

- Open dining area with waterfront views
- Walls of floor-to-ceiling windows
- Decorator lighting

Mud Room

- Porcelain tile with built in cabinetry and utility sink
- Whirlpool front loading washer/dryer

Master Bedroom

- Master bedroom suite and sitting area and large deck overlooking Crab Creek
- Large Master walk-in closet with shelving
- Large master bath with decorator tile & shiplap walls
- Master shower with enclosed soaking tub
- Touch screen controlled shower system with hand-held, waterfall and body spray
- Double sinks with custom cabinetry

Additional Bathrooms

- 2nd Floor Jack & Jill bath with tiled tub and shower
- Main floor full bath & large shower & decorator tile
- Main floor powder room
- Lower level full bath with marble tile floor & stone shower with steam

Family Room

- Large family room with water views and slider to deck access
- Large walk-in closet
- (Optional main level 2nd master suite)
- Full bath & large shower & decorator tile

Screened In Porch

- Large screened in porch with scenic water view
- Premium brand Boral composite decking

Lower Level

- 500 Sq Ft finished rec room
- Bath: marble tile floor & stone shower with steam
- Additional 1,900 Sq Ft available for expansion

Exterior

- Large deck with scenic views
- Maintenance free Hardiplank siding & all exterior fencing, trim, premium brand Boral composite decking & railings
- 3 car garage with jack drive door opener
- Stamped concrete driveway & blue stone front porch
- Roof with 30 year architectural shingles
- Professional landscaping with 33 trees (including red maple, willow oak, eastern redbud, & flowering dogwood) and over 100 shrubs (including wild hydrangea, arrowwood viburnum, & American strawberry bush)
- Fenced-in yard off garage
- Designer exterior lighting
- Pier with 5' MLW

Systems

- AO Smith 82 gallon high efficiency heat pump hot water heater. Hot water recirculating pump – gets hot water to the furthest part of the house almost instantly.
- 2 zones heating & cooling
- Main level & Lower Level: 16 SEER electric heat pump with Trane gas fired furnace back
- Upper Level: 16 SEER heat pump. Honeywell pro series thermostat
- Generac automatic transfer whole house generator (hard wired, 22 kw)
- “Owned” dual tank well water treatment system
- Nitrogen reduction septic system
- 500 gallon propane tank (owned)
- Economy Propane runs gas furnace, cooktop, fireplace & generator
- Fire suppression system on all 3 levels with 400 gallon storage tank
- Sump pump

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