

\$2,795,000 - 1201 Dixona Dr, EDGEWATER

MLS® #MDAA2095956

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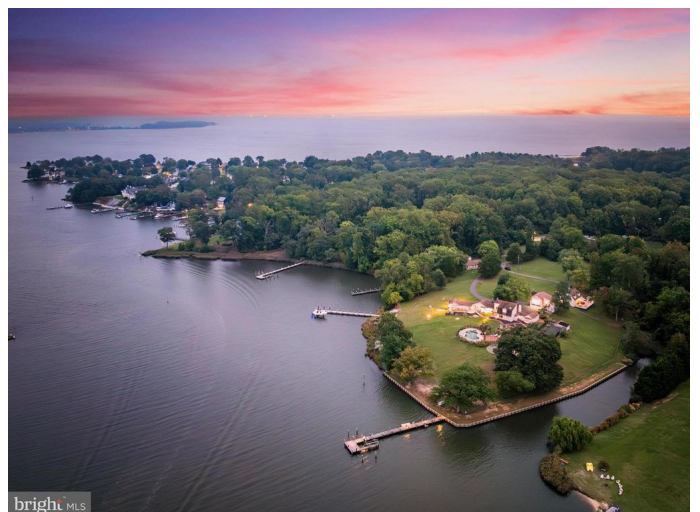
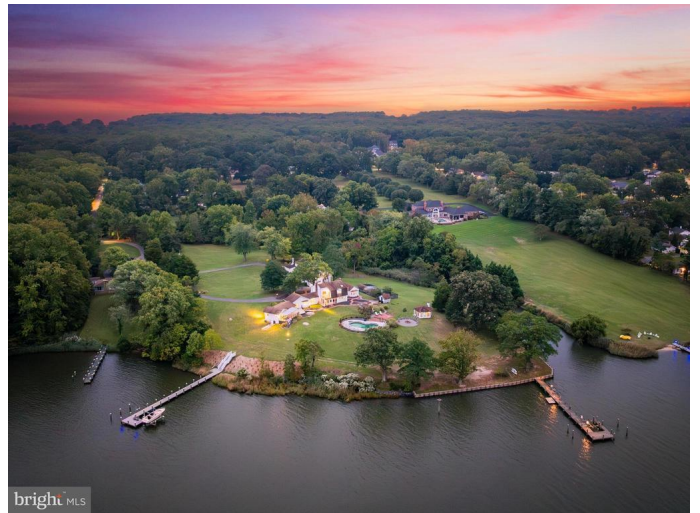
5 Bedroom, 6.50 Bathroom, 5,230 sqft

Residential on 3.45 Acres

NONE AVAILABLE, EDGEWATER, MD

Price improvement & pool now open!!
Discover 'Beachwood,' a breathtaking waterfront estate set on nearly 3.5 acres, offering expansive, wraparound water views. With approximately 367 feet of water frontage on a scenic point, this exceptional property is nestled along the tranquil, protected waters of Ramsay Lake—just moments from the South River and Chesapeake Bay. The beautifully landscaped grounds, featuring expansive lawns and gardens, create a serene and picturesque setting for outdoor gatherings or grand-scale entertaining. A private deep-water dock with a boat lift is perfect for avid boaters and waterfront enthusiasts. Spend your days relaxing by the stunning waterside pool surrounded by breathtaking views. The dedicated pool house bath ensures convenience for guests and effortless entertaining. In true Maryland spirit, a charming crab house offers an authentic waterfront experience—perfect for hosting lively crab feasts with family and friends. As the evening sets in, gather around the dedicated large fire pit area, where you can enjoy the warmth of the fire and take in the peaceful ambiance.

The main house features 4 spacious bedrooms, 3.5 baths, multiple living and family rooms, an office, an eat-in kitchen, and a screened porch perfect for relaxation. The estate also features a spacious detached garage with a private full 1 bedroom/1 bath



apartment above, ideal for extended guests, an au pair, or rental potential. The 2-car garage also offers extensive storage and a workshop area.

Once home to a neighborhood schoolhouse, the property radiates history and character at every turn. With stunning water and sunset views, this exceptional property offers boundless potential for expansion and renovation. Situated less than an hour from Washington, D.C., and just 20 minutes from downtown Annapolis, this rare waterfront gem blends exclusive, tranquil living with unmatched convenience.

Built in 1940

Essential Information

MLS® #	MDAA2095956
Price	\$2,795,000
Bedrooms	5
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	5,230
Acres	3.45
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active Under Contract

Community Information

Address	1201 Dixona Dr
Subdivision	NONE AVAILABLE
City	EDGEWATER
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21037

Amenities

Amenities	Built-Ins, CeilingFan(s), Entry Lvl BR, Formal/Separate Dining Room, Shades/Blinds, Wood Floors
Parking	DW - Circular
# of Garages	2
Garages	Additional Storage Area, Other
View	Water
Is Waterfront	Yes
Waterfront	Lake
Has Pool	Yes
Pool	Pool (In-Ground)

Interior

Interior Features	Floor Plan-Traditional
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Awning(s), Outbuilding Apartment, Deck(s), Patio, Balcony, Porch-screened, Pool (In-Ground), Boat Storage
Foundation	Other

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
Elementary	MAYO
Middle	CENTRAL
High	SOUTH RIVER

Additional Information

Date Listed	March 13th, 2025
Days on Market	217

Zoning

R2

Listing Details

Listing Office

Washington Fine Properties, LLC

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Listing information last updated on October 21st, 2025 at 10:00pm EDT