

\$595,000 - 1625 Shady Side Dr, EDGEWATER

MLS® #MDAA2103106

\$595,000

3 Bedroom, 3.00 Bathroom, 2,063 sqft

Residential on 0.09 Acres

WOODLAND BEACH, EDGEWATER, MD

Pre-Construction Pricing!! (This is 2025 pricing - the build will be re-priced for 2026 in December.) Semi-custom, new construction home is ready to be built in the water privileged community of London Towne! Situated just outside of Annapolis and only a stone's throw from Washington DC, this home is perfect for anyone who loves the Chesapeake Bay. Construction can begin in a matter of weeks and a Fall 2025 delivery is available. Where else can you find a brand new single family home for under \$600k?! There is still time for the buyer to pick their finishes and make changes. This fabulous three-story home offers almost 2,100 sqft of finished space, a two-car garage, and a wonderfully flat backyard. An expansive main level features 9' ceilings and an open floorplan. The large chef's kitchen with semi-custom cabinetry, an oversized island, granite countertops and stainless steel appliances are included standard, or work with the builder to customize the kitchen layout and finishes to anything you can imagine. The main level also includes space for an eat-in dining area, a large living room, and a powder room. Upstairs you will find the owner's suite, complete with a walk-in closet and an ensuite bathroom with a large tiled shower. Two additional bedrooms, a hallway bathroom and the laundry room round out the top floor. The lower level is completely above grade and comes standard with a finished rec room and a half bath. Private driveway and public sewer!



London Towne offers community marinas, boat ramps, slips, fishing piers, five sandy beaches, playgrounds, picnic areas, a community center and even community security! All of this with no formal HOA! Dozens of restaurants, bars and shopping nearby. Convenient to Annapolis, Baltimore, DC, BWI, Ft. Meade, NSA, I-97, the Bay Bridge and so much more. All photos and renderings are for illustrative purposes and depicted features may not be standard. Buyer must be pre-approved for a construction to perm loan and we can connect you to a variety of local lenders who can explain the process and issue the approval. Low downpayment options available.

Built in 2025

Essential Information

MLS® #	MDAA2103106
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,063
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Coming Soon

Community Information

Address	1625 Shady Side Dr
Subdivision	WOODLAND BEACH
City	EDGEWATER
County	ANNE ARUNDEL-MD
State	MD

Zip Code	21037
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Amenities

Amenities	Stall Shower, Tub Shower, Carpet, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s)
# of Garages	2
Garages	Garage - Front Entry

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Exhaust Fan, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer
Heating	Central, Forced Air
Cooling	Central A/C
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Lot Description	Level, Rear Yard
Windows	Vinyl Clad, Double Pane
Roof	Architectural Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	February 25th, 2025
Zoning	R5

Listing Details

Listing Office	Douglas Realty, LLC
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