

\$2,950,000 - 3015 Friends Rd, ANNAPOLIS

MLS® #MDAA2114190

\$2,950,000

6 Bedroom, 6.50 Bathroom, 4,750 sqft

Residential on 0.60 Acres

CAPE ST JOHN, ANNAPOLIS, MD

3015 Friends Road is perched on a stunning point of land where the South River meets the protected waters of Boyds Cove. The views down the South River towards the Chesapeake Bay are truly endless! This custom-built home with 456 ft of waterfrontage is everything youâ€™d hope for in a modern waterfront retreat. Built in 2021, it blends contemporary design with the relaxed elegance of coastal living and every detail has been thoughtfully crafted to make life feel effortless. From the moment you walk in, you're welcomed by a soaring two-story foyer anchored by a dramatic light fixture â€” a striking first impression that sets the tone for the rest of the home. From there, the wall of glass overlooking the South River takes center stage and immediately lures you to the waterside.

The heart of the main level is an open-concept great room featuring the kitchen with quartz waterfall, dining area, and family room with a stylish raised gas fireplace. The spaces flow easily in a bright, airy layout designed for both easy living and entertaining. The gorgeous, oversized island is perfect for casual meals, conversations, or hosting with ease. A walk-in pantry adds function, while beautiful light fixtures lend a contemporary, curated feel throughout the space. Step onto the spacious composite waterside deck, through 8 ft doors, which offers impeccable views, al fresco dining and comfortable seating areas. The layout is as



flexible as it is beautiful. There's a main-level water view bedroom (currently set up as an office) with a full bathroom. Upstairs, the primary suite is a peaceful escape, featuring a private office or sitting room that overlooks the water. The walk-in closet has been perfectly designed to handle an extensive wardrobe. The bathroom truly feels like a spa with deep soaking tub, custom tiled shower, WC and dual sink vanity. Two more bedrooms, each with their own bathroom, provide space and privacy for everyone.

The finished, walk-out basement is a great place to hang out with friends, with its custom bar and space for a home theater. There's also another bedroom, with sliding glass door to a waterside patio, and full bathroom. From the main level, there is access to an upstairs guest suite, thoughtfully designed to have a separate entrance and lots of closet space to provide guests with privacy and comfort. Outside, enjoy everything that makes living on the South River so special: a private pier tucked into a protected cove, multiple vantage points for soaking in the river views, an outdoor shower, and lush, thoughtful landscaping that frames the home beautifully. Around the corner by boat are multiple restaurants and fuel docks. This property offers the rare combination of a new home in pristine condition, panoramic views and protected pier, public water and sewer, and easy access to downtown Annapolis and Route 50.

Built in 2021

Essential Information

MLS® #	MDAA2114190
Price	\$2,950,000
Bedrooms	6

Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	4,750
Acres	0.60
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	3015 Friends Rd
Subdivision	CAPE ST JOHN
City	ANNAPOLIS
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21401

Amenities

Amenities	Additional Stairway, Bar, Soaking Tub, Bathroom - Walk-In Shower, Built-Ins, CeilingFan(s), Crown Molding, Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Sprinkler System, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Wood Floors
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Oversized
View	River, Panoramic
Is Waterfront	Yes
Waterfront	River

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Oven-Double, Range hood, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer, Water Heater
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes

Basement	Connecting Stairway, Daylight, Partial, Full, Heated, Improved, Interior Access, Outside Entrance, Side Entrance, Walkout Level, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Fiber Cement Siding
Exterior Features	Exterior Lighting, Outside Shower
Lot Description	Stream/creek, No thru street
Windows	Transom, Insulated
Roof	Architectural Shingle
Foundation	Block

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	May 14th, 2025
Days on Market	166
Zoning	R2

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on October 26th, 2025 at 7:45am EDT