

\$2,750,000 - 143 Boone Trl, SEVERNA PARK

MLS® #MDAA2117854

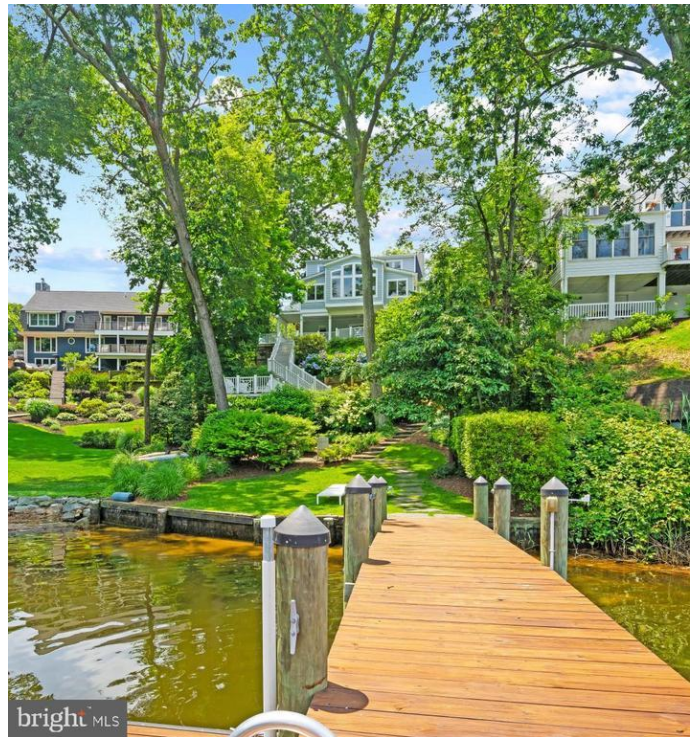
\$2,750,000

4 Bedroom, 4.00 Bathroom, 3,056 sqft

Residential on 0.22 Acres

LINSTEAD ON THE SEVERN, SEVERNA PARK, MD

Blending timeless coastal charm with modern luxury, this delightful Cap Cod Waterfront home located in the community of Linstead offers captivating curb appeal, exceptional water views, stylish high-end finishes, and direct access to the Severn River via Yantz Creek. Nestled on a landscaped 0.21-acre lot with 40 feet of water frontage, the property features a private pier with 5 ft MLW, a 20,000-lb boat lift, and jet ski lift, along with a boathouse topped by a scenic rooftop deck and a dedicated waterside entertaining space. Originally built in 1971, the home underwent a stunning transformation in 2016 resulting in over 3,000 sq ft of refined living space. The upper-level features 3 bedrooms and 2 full baths, including a luxurious primary ensuite with a marble double vanity, soaking tub, glass-enclosed shower, walk-in closet, and water closet. A main-level 4th bedroom or office with an adjacent full bath adds flexible living space. The open-concept main level is the heart of the home, showcasing hardwood floors, coffered ceilings in the dining area, vaulted ceilings in the great room, crown molding, and walls of windows that flood the space with natural light and panoramic water views and balcony access. The chef's kitchen is outfitted with custom cabinetry, quartz countertops, eat-in island, wall oven, a French La Cornue gas range, and a cozy breakfast nook overlooking the water. A charming front den with built-in bookcases and



a fireplace adds warmth and character. The finished lower level offers a family/rec room, 2nd fireplace, full bath, laundry area, and direct access to 2-car garage with EV charging. Just outside, a covered patio leads to the boathouse, outdoor entertaining area and pier. The voluntary community association offers amenities like private beaches, a pier, pavilion, firepit, playground, summer beach camps, and regular social events. Located just minutes from downtown Severna Park and a short drive to Annapolis and major commuter routes, this home truly captures the essence of waterfront living in a picturesque close-knit neighborhood.

Built in 1971

Essential Information

MLS® #	MDAA2117854
Price	\$2,750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,056
Acres	0.22
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Active Under Contract

Community Information

Address	143 Boone Trl
Subdivision	LINSTEAD ON THE SEVERN
City	SEVERNA PARK
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21146

Amenities

Amenities	Attic, Built-Ins, Carpet, CeilingFan(s), Crown Molding, Soaking Tub, Bathroom - Walk-In Shower, Entry Lvl BR, Exposed Beams, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors, Shades/Blinds, Master Bedroom - Bay Front, Skylight(s), Additional Stairway, Cedar Closet(s)
Parking	Paved Driveway, Private, Electric Vehicle Charging Station(s)
# of Garages	2
Garages	Additional Storage Area, Garage Door Opener, Covered Parking, Garage - Side Entry, Inside Access, Basement Garage
View	Panoramic, Scenic Vista, Water, River
Is Waterfront	Yes
Waterfront	River

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Range, Dishwasher, Disposal, Dryer-front loading, Exhaust Fan, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Washer-front loading, Water Heater - Tankless
Heating	Forced Air, Heat Pump(s)
Cooling	Central A/C, Programmable Thermostat
Has Basement	Yes
Basement	Fully Finished, Garage Access, Heated, Improved, Interior Access, Outside Entrance, Side Entrance, Sump Pump, Walkout Level, Windows, Daylight, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank
Exterior Features	Boat Storage, Extensive Hardscape, Deck(s), Patio, Picket Fence, Vinyl Fence, Terrace
Foundation	Other

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
Elementary	SEVERNA PARK
Middle	SEVERNA PARK

High

SEVERNA PARK

Additional Information

Date Listed

June 13th, 2025

Days on Market

130

Zoning

R2

Listing Details

Listing Office

Coldwell Banker Realty

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