

\$699,995 - 349 Arbutus Dr, EDGEWATER

MLS® #MDAA2120668

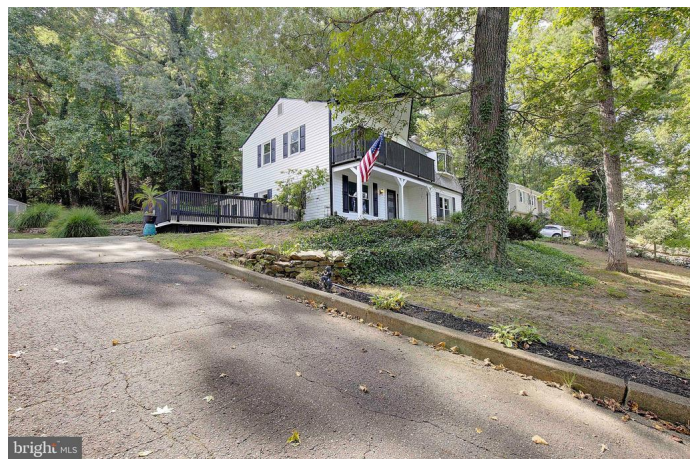
\$699,995

4 Bedroom, 2.00 Bathroom, 2,032 sqft
Residential on 0.66 Acres

GLEBE HEIGHTS, EDGEWATER, MD

Don't miss this incredible waterview home located in the sought-after waterfront community of Glebe Heights. Situated on over 0.60 acres across 7 lots, this property offers rare space and privacy, plus a large detached garage with an additional workshop—perfect for hobbies, a home business, or a dream man cave.

This charming home has undergone extensive renovations and is move-in ready for its next owner. Step into the spacious family room featuring a cozy fireplace, which flows seamlessly into the updated kitchen with dining area—a perfect space for everyday living. For more formal entertaining, enjoy the separate dining room that opens to a bright and inviting living room. Off the kitchen, a versatile enclosed porch adds additional living space and overlooks the private yard with an attached deck. A main-level full bath adds convenience. Upstairs, the primary bedroom offers peaceful water views, while three additional bedrooms provide flexibility—two even open to upper-level decks with panoramic views of Glebe Bay. The fully remodeled upstairs bathroom features a double vanity, tub/shower combo, and stylish new flooring. The property sits elevated, offering sweeping water views, and the detached garage with a rear workshop offers endless possibilities. There may be potential to subdivide and build, subject to county approval—adding even more value to this special property. Living in Glebe Heights



means enjoying a true waterfront lifestyle, with access to the community beach, dock, and year-round social events. All this, just minutes from Downtown Annapolis, major highways, shopping, and an easy commute to DC, VA, and Baltimore. A rare opportunity for waterview living with space to grow—schedule your private tour today!

Built in 1974

Essential Information

MLS® #	MDAA2120668
Price	\$699,995
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,032
Acres	0.66
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active

Community Information

Address	349 Arbutus Dr
Subdivision	GLEBE HEIGHTS
City	EDGEWATER
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21037

Amenities

# of Garages	2
Garages	Additional Storage Area, Oversized
View	Bay

Interior

Heating	Heat Pump(s)
Cooling	Ceiling Fan(s), Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Deck(s), Porch(es), Balcony
Foundation	Crawl Space

School Information

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

Additional Information

Date Listed	September 10th, 2025
Days on Market	41
Zoning	R

Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on October 20th, 2025 at 6:00pm EDT