

# \$11,500,000 - 3182 Harness Creek Rd, ANNAPOLIS

MLS® #MDAA2123314

**\$11,500,000**

4 Bedroom, 5.50 Bathroom, 5,375 sqft

Residential on 1.04 Acres

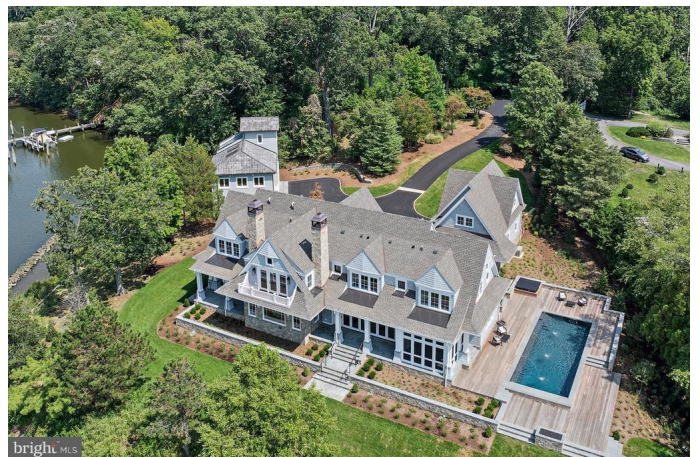
HARNESS CREEK, ANNAPOLIS, MD

Experience sweeping waterfront vistas and unforgettable sunsets from this never-lived-in, newly completed luxury estate on 1.04 acres along the protected waters of Aberdeen Creek. Designed by Hammond Wilson Architects and built by the award-winning Pyramid Builders, this custom residence was conceived to celebrate its extraordinary waterfront setting, where southwest sunsets reflect beautifully across the creek each evening.

With nearly 380 feet of shoreline, the property features a 125-foot private pier with 6â€™™ MLW at mid-dock and 10â€™™ at the end, plus three boat slips with water, electric, and lighting. A floating dock and rare boathouse with traveler hoist and lift provide both convenience and characterâ€”amenities seldom found today.

The grounds, envisioned by acclaimed landscape architects Campion Hruby, showcase an artful balance of natural beauty and elegant design. Lush plantings, custom stonework, fountains, and thoughtfully crafted hardscapes enhance the sense of arrival and frame breathtaking views at every turn.

Outdoor living spaces are designed for seamless enjoyment of the water. A heated saltwater pool with Ipe decking is accented by fountains and counter-current swim jets for both leisure and exercise, appearing to spill toward the creek. A Bluestone patio with gas fire pit, hot tub, and a screened porch with retractable NanaWall glass doors extend the living space outdoors, while the outdoor



kitchen makes entertaining effortless. Whether relaxing by the pool, dining alfresco, or gathering around the fire, every experience is enriched by the waterfront setting.

Inside, interiors by Erin Page Pitts continue the theme of light and openness. English white oak floors, expansive windows, and carefully placed rooms ensure the water is always in view. The chef’s kitchen features Wolf appliances, dual islands, and a catering pantry, while a 1,200-bottle wine cellar offers sophistication for collectors.

Smart home technology provides modern comfort with Ketra lighting that mirrors natural light, Sonos surround sound, and custom AV throughout. Geothermal heating and cooling, NuCedar siding, and a 50-year architectural roof speak to efficiency and longevity. Car enthusiasts will appreciate the two-car attached garage with climate-controlled storage and a detached three-car garage with flex space and half bath.

This pristine, never-occupied waterfront estate embodies the pinnacle of Annapolis living—where world-class architecture, craftsmanship, exquisite landscaping, and endless water views combine to create a rare opportunity for waterfront living at its finest.

Please DO NOT drive down private road without an appointment.

Built in 2025

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | MDAA2123314  |
| Price          | \$11,500,000 |
| Bedrooms       | 4            |
| Bathrooms      | 5.50         |
| Full Baths     | 5            |
| Half Baths     | 1            |
| Square Footage | 5,375        |
| Acres          | 1.04         |

|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Coastal     |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3182 Harness Creek Rd |
| Subdivision | HARNESS CREEK         |
| City        | ANNAPOLIS             |
| County      | ANNE ARUNDEL-MD       |
| State       | MD                    |
| Zip Code    | 21403                 |

### Amenities

|               |                                                                                                                                                                                                            |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Built-Ins, Master Bath(s), Soaking Tub, Bathroom - Walk-In Shower, Butlers Pantry, CeilingFan(s), Crown Molding, Pantry, Master Bedroom - Bay Front, Sound System, Wainscotting, Wet Bar/Bar, Wine Storage |
| Parking       | Paved Driveway                                                                                                                                                                                             |
| # of Garages  | 5                                                                                                                                                                                                          |
| Garages       | Garage - Front Entry, Oversized                                                                                                                                                                            |
| View          | Scenic Vista, Water                                                                                                                                                                                        |
| Is Waterfront | Yes                                                                                                                                                                                                        |
| Waterfront    | Creek                                                                                                                                                                                                      |
| Has Pool      | Yes                                                                                                                                                                                                        |
| Pool          | Gunite, Heated, Saltwater, Lap                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                                                                                   |
| Appliances        | Refrigerator, Washer, Water Heater, Built-In Microwave, Built-In Range, Dishwasher, Dryer, Icemaker, Oven-Double, Oven/Range-Gas, Range hood, Six burner stove, Water Conditioner |
| Heating           | Zoned                                                                                                                                                                             |
| Cooling           | Central A/C, Ceiling Fan(s), Zoned                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Partially Finished, Sump Pump, Walkout Stairs                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                                                 |
| Fireplaces        | Gas/Propane, Mantel(s)                                                                                                                                                            |

|              |   |
|--------------|---|
| # of Stories | 3 |
| Stories      | 3 |

## Exterior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Boat Storage, Udrgrd Lwn Sprnklr, Outbuilding Apartment, BBQ Grill, Exterior Lighting, Flood Lights, Extensive Hardscape, Gutter System, Lawn Sprinkler, Water Fountains, Balcony, Porch(es), Porch-screened, Breezeway, Deck(s), Patio, Gunite |
| Lot Description   | Bulkheaded, Landscaping, Rip-Rapped, Secluded, Poolside, Lot Premium, Private                                                                                                                                                                   |
| Windows           | Insulated, Screens, Wood Frame                                                                                                                                                                                                                  |
| Roof              | Architectural Shingle                                                                                                                                                                                                                           |
| Foundation        | Other                                                                                                                                                                                                                                           |

## School Information

|          |                                    |
|----------|------------------------------------|
| District | ANNE ARUNDEL COUNTY PUBLIC SCHOOLS |
|----------|------------------------------------|

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 47                  |
| Zoning         | R2                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|

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