

# \$640,000 - 3299 Watershed Blvd, LAUREL

MLS® #MDAA2123488

**\$640,000**

3 Bedroom, 3.00 Bathroom, 2,400 sqft

Residential on 0.05 Acres

WATERSHED, LAUREL, MD

Step into modern elegance in the sought-after Watershed community! This stunning 4-level Halston model townhome offers over 2,400 sq ft of thoughtfully designed living space, blending upscale finishes with everyday comfort.

The main level features a gourmet rear kitchen with a large center island, quartz countertops, stainless steel appliances, and a stylish tile backsplash perfect for both cooking and entertaining. A spacious dining café flows seamlessly into the gathering room.

Upstairs, you'll find three spacious bedrooms, including a luxurious owner's suite with a walk-in closet and spa-inspired bath. The upper level loft opens to a private rooftop terrace, offering the perfect spot to relax under the stars with a double sided fireplace.

The entry level provides flexible space for a home office, gym, or guest suite, along with a 2-car rear-load garage. Designer touches throughout include high ceilings, recessed lighting, and abundant natural light.

Nestled in a vibrant, amenity-rich neighborhood, Watershed residents enjoy access to walking trails, playgrounds, a clubhouse, and community green spaces all just minutes from major commuter routes, shopping, and dining.



Built in 2021

## Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | MDAA2123488          |
| Price          | \$640,000            |
| Bedrooms       | 3                    |
| Bathrooms      | 3.00                 |
| Full Baths     | 2                    |
| Half Baths     | 2                    |
| Square Footage | 2,400                |
| Acres          | 0.05                 |
| Year Built     | 2021                 |
| Type           | Residential          |
| Sub-Type       | End of Row/Townhouse |
| Style          | Contemporary         |
| Status         | Active               |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3299 Watershed Blvd |
| Subdivision | WATERSHED           |
| City        | LAUREL              |
| County      | ANNE ARUNDEL-MD     |
| State       | MD                  |
| Zip Code    | 20724               |

## Amenities

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Carpet, Tub Shower, CeilingFan(s), Master Bath(s), Recessed Lighting, Sprinkler System, Store/Office, Walk-in Closet(s)        |
| Utilities    | Cable TV Available, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Under Ground, Water Available |
| Parking      | Paved Driveway                                                                                                                 |
| # of Garages | 2                                                                                                                              |
| Garages      | Garage - Rear Entry, Garage Door Opener, Inside Access                                                                         |
| Has Pool     | Yes                                                                                                                            |

## Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                                                                         |
| Appliances        | Refrigerator, Freezer, Dishwasher, Disposal, Microwave, Oven-Wall, Dryer, Exhaust Fan, Icemaker, Instant Hot Water, Stainless Steel Appliances, Washer, Water Dispenser |

|                 |                           |
|-----------------|---------------------------|
| Heating         | Heat Pump(s)              |
| Cooling         | Central A/C, Heat Pump(s) |
| Fireplace       | Yes                       |
| # of Fireplaces | 1                         |
| Fireplaces      | Double Sided              |
| # of Stories    | 4                         |
| Stories         | 4                         |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Brick Veneer, Concrete/Block, Vinyl Siding |
| Exterior Features | Sidewalks, Street Lights, Deck(s)          |
| Roof              | Architectural Shingle, Pitched, Wood       |
| Foundation        | Permanent                                  |

## School Information

|            |                                    |
|------------|------------------------------------|
| District   | ANNE ARUNDEL COUNTY PUBLIC SCHOOLS |
| Elementary | BROCK BRIDGE                       |
| Middle     | MEADE                              |
| High       | MEADE                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 60                |
| Zoning         | MXDR              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | The Home Team Realty Group, LLC |
|----------------|---------------------------------|

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Listing information last updated on October 19th, 2025 at 7:30pm EDT