

\$949,500 - 3203 Brezina Pl, EDGEWATER

MLS® #MDAA2123930

\$949,500

4 Bedroom, 2.00 Bathroom, 2,225 sqft

Residential on 2.10 Acres

WITHERNSEA, EDGEWATER, MD

Discover waterfront living on Beards Creek in the sought-after Withern Sea community of Edgewater! This beautifully renovated split-level features 4 bedrooms, 2 full baths, modern updates throughout and sits on 2.10 acres. Enjoy wooded privacy, a private dock, and outdoor living spaces including a large, screened porch and fire pit—perfect for entertaining. Inside, you’ll find gleaming hardwood floors, two fireplaces, and an open, inviting layout. Ample parking makes hosting easy. Major updates include: roof (2024), HVAC (2022), water heater (2022), flooring (2023), and dock with stairs/landing (2022). A rare opportunity to own a move-in ready waterfront retreat with charm, updates, and room to grow!

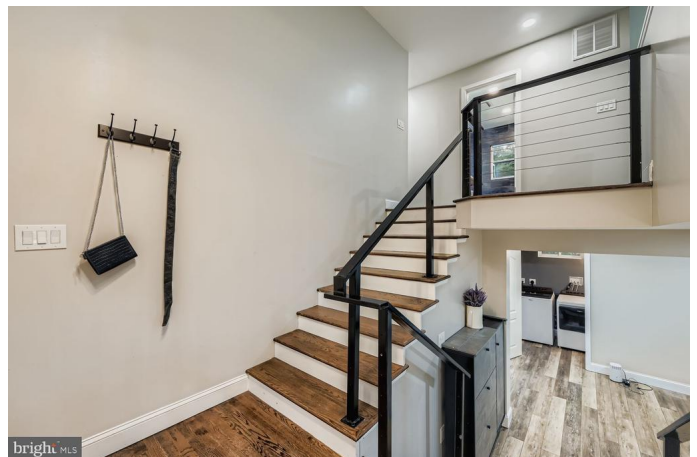
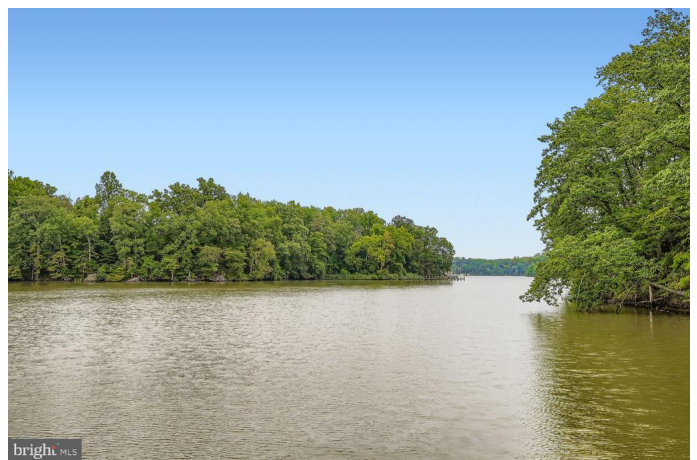
Bonus: property includes a .62-acre wooded lot across Brezina Place AND property comes with plans for an addition which has already been perc tested for the addition. It is also part of the Chesapeake Bay Restoration Fund, which covers the majority of costs for installing a brand-new septic system, which will be required if an addition is added.

Built in 1962

Essential Information

MLS® # MDAA2123930

Price \$949,500



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,225
Acres	2.10
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Split Level, Split Foyer
Status	Active

Community Information

Address	3203 Brezina Pl
Subdivision	WITHERNSEA
City	EDGEWATER
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21037

Amenities

Amenities	Bathroom - Walk-In Shower, Tub Shower, CeilingFan(s), Wood Floors
Parking	Gravel Driveway
View	Creek/Stream, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Creek

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Microwave, Oven-Single, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer, Dryer
Heating	Heat Pump - Oil BackUp
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Improved, Outside Entrance, Interior Access, Combination, Connecting Stairway
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric

# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding, Block
Exterior Features	Awning(s), Other, Porch-enclosed, Deck(s), Porch-screened
Lot Description	Backs to Trees, Partly Wooded, Secluded, Trees/Wooded, Other
Roof	Architectural Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	August 28th, 2025
Days on Market	59
Zoning	R1

Listing Details

Listing Office	Real Broker, LLC
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