

\$3,950,000 - 752 Broadwater Way, GIBSON ISLAND

MLS® #MDAA2125316

\$3,950,000

5 Bedroom, 4.00 Bathroom, 6,334 sqft

Residential on 1.43 Acres

GIBSON ISLAND, GIBSON ISLAND, MD

Welcome to 752 Broadwater Way, a stunning turnkey residence offering more than 4500 square feet of elegant living space on a 1.43-acre lot. With views of the Magothy River and just a short walk to the Gibson Island Point where private sandy beaches meet both the Chesapeake Bay and the Magothy River, this 2007 built home is designed for comfort, style, and gracious entertaining.

The home spans three levels with an open main floor plan, featuring five bedrooms, four full baths, three fireplaces, and a detached office studio with an additional full bath in the detached studio.

A semi-circular driveway leads to a beautifully landscaped courtyard framed by mature trees and a low stone wall. The flagstone terrace and pergola welcome you at the front entry, mirrored by matching architectural details at the rear. Step inside to soaring ceilings, a light-filled foyer, and flowing living, dining, and gourmet kitchen spaces. Multiple sets of French doors bathe the interiors in natural light and create a seamless connection to the outdoors.

The gourmet kitchen showcases an oversized island with breakfast bar that opens to a cozy family room, mudroom, and laundry area. A main-level ensuite bedroom provides flexibility for guests. The screened porch off the family room offers tranquil water views and access to



flagstone terraces—one with a grilling area, the other with a pergola for outdoor dining.

Upstairs, the landing features a built-in bookcase with cabinetry below. The spacious primary suite includes a spa-like bath and two walk-in closets. Three additional bedrooms—two with skylights—share a well-appointed full bath.

The finished lower level offers a versatile open plan with 1800 square feet of space for multiple rooms, such as an entertainment lounge, game room, media area, gym, sauna, or an additional bedroom. A full bath and generous storage/utility room complete this level.

A two-level detached office studio includes a wet bar, built-in cabinetry, full bath, an open upper level with built-in desk, and an attached two-door golf cart garage with ample storage.

Set near the end of a quiet Gibson Island street, this extraordinary home combines high-end finishes, abundant natural light, and multiple outdoor living areas, creating an ideal retreat to relax, entertain, and enjoy the Chesapeake lifestyle!

Information on Gibson Island:

Gibson Island is a private island within one hour of Washington, D.C. and Baltimore offering an absolutely extraordinary setting. The Island comprises 1000 acres with seven miles of shoreline. Two thirds of the Island is undeveloped and is owned by the Gibson Island Corporation, the homeowners' association. The remaining third is residential home sites.

Gibson Island is located on the western shore of Maryland, so there is no need to cross the Bay Bridge. On the Island is a 43-acre spring fed freshwater lake in which one may enjoy

non-motorized watercraft activities such as paddleboarding, canoeing, kayaking, fishing and swimming.

The Island offers enormous privacy and security--there is an entry gatehouse staffed 24+Hours and the Island is patrolled by the Gibson Island Police Force (GIPD). The Gibson Island Corporation Service Department offers yard maintenance and landscaping and other services for homeowners. There is a full-service yacht yard. From the Island, it is just a 20-minute drive to BWI Airport and the neighboring Amtrak train station.

The Island houses a private country club (membership by invitation) offering yachting, fine dining year-round, tennis, an award-winning Charles Blair Macdonald designed 9-hole golf course, swimming, croquet, skeet shooting, and more. (C)

Built in 2007

Essential Information

MLS® #	MDAA2125316
Price	\$3,950,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	6,334
Acres	1.43
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active

Community Information

Address	752 Broadwater Way
Subdivision	GIBSON ISLAND
City	GIBSON ISLAND

County	ANNE ARUNDEL-MD
State	MD
Zip Code	21056

Amenities

Amenities	Attic, Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, CeilingFan(s), Crown Molding, Entry Lvl BR, Exposed Beams, Pantry, Master Bath(s), Recessed Lighting, Skylight(s), Upgraded Countertops, Wainscotting, Walk-in Closet(s), Shades/Blinds, Wine Storage, Wood Floors
Utilities	Propane, Under Ground, Electric Available, Water Available, Sewer Available
Parking	DW - Circular, Private, Stone
View	Garden/Lawn, River, Street, Water, Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer, Extra Refrg/Frz, Exhaust Fan, Oven-Double, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Trash Compactor, Washer, Water Heater
Heating	Heat Pump(s), Programmable Thermostat, Zoned, Heat Pump - Gas BackUp
Cooling	Ceiling Fan(s), Central A/C, Heat Pump(s), Programmable Thermostat, Zoned
Has Basement	Yes
Basement	Connecting Stairway, Fully Finished, Heated, Interior Access, Shelving, Sump Pump, Improved
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Mantel(s), Screen, Wood, Brick
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank, Shingle
Exterior Features	Extensive Hardscape, Exterior Lighting, Gutter System, Lawn Sprinkler, Patio, Porch(es), Porch-screened, Terrace
Lot Description	Front Yard, Landscaping, Lot Premium, Rear Yard, SideYard(s), Sloping, Trees/Wooded
Windows	Double Hung, Screens, Skylights, Transom

Roof	Other
Foundation	Concrete Perimeter

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
Elementary	BODKIN
Middle	CHESAPEAKE BAY
High	CHESAPEAKE

Additional Information

Date Listed	September 24th, 2025
Days on Market	31
Zoning	RESIDENTIAL

Listing Details

Listing Office	Gibson Island Real Estate INC
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