

\$8,750,000 - 125 S Winchester Rd, ANNAPOLIS

MLS® #MDAA2125880

\$8,750,000

5 Bedroom, 6.00 Bathroom, 11,269 sqft

Residential on 2.77 Acres

NONE AVAILABLE, ANNAPOLIS, MD

This Severn River estate is a rare opportunity to own one of the area's most spectacular properties. Showcasing a negative-edge pool with beach entry and hot tub, 2 private piers to accommodate a variety of vessel sizes including a 100 ft slip, sprawling yard and sweeping views of the river and Naval Academy Bridge. Imagine waking each morning to the sun sparkling off the Severn, its reflection dancing across the water and spilling into a home designed to embrace the view at every turn. This extraordinary residence is both a private retreat and an entertainer's dream, with expansive balconies and roof decks on every level, making indoor/outdoor living a breeze. Inside, soaring ceilings and walls of glass frame the ever-changing views like a living masterpiece, while the grand chef's kitchen, stone-floored sunroom, and elegant dining spaces invite gatherings large and small. The primary suite is an entire level of indulgence, complete with soaring ceilings, a fireplace, spa-like bath, wet bar, expansive dressing room, laundry, and its own private balcony for starlit evenings. Additional ensuite bedrooms and a guest suite with kitchenette ensure comfort for family and friends, while the lower level—with wine cellar, kitchenette, and direct access to the pool—extends the living space to the outdoors. With a sandy beach and two private piers, one tucked into Crouches Cove and the other stretching into the Severn river, this estate offers not just a home but a lifestyle of breathtaking vistas on



the water, boating adventures at your doorstep, and the unmatched beauty of Annapolis waterfront living. Located in the Blue-Ribbon Broadneck School district and just 5 miles to downtown Annapolis, convenient to Baltimore, BWI, Ft. Meade/NSA and Washington, DC., the location provides the very best this region has to offer in a 30-mile radius. If you are looking for a truly special property with EPIC water views, resort like amenities and a great private setting, this is the property you have been waiting for. Welcome Home!

Built in 2003

Essential Information

MLS® #	MDAA2125880
Price	\$8,750,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	11,269
Acres	2.77
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Coastal, Transitional
Status	Active

Community Information

Address	125 S Winchester Rd
Subdivision	NONE AVAILABLE
City	ANNAPOLIS
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21409

Amenities

Amenities	Additional Stairway, Bar, Bathroom - Jetted Tub, Bathroom - Walk-In Shower, CeilingFan(s), Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Sprinkler System, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Wet Bar/Bar, Wpool Jets, Shades/Blinds, Wine Storage
# of Garages	3
Garages	Additional Storage Area, Garage - Side Entry, Garage Door Opener, Inside Access, Oversized
View	River, Panoramic, Garden/Lawn, Scenic Vista, Water
Is Waterfront	Yes
Waterfront	River
Has Pool	Yes
Pool	Pool (In-Ground), Pool/Spa Combo, Negative Edge/Infinity

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrg/Frz, Freezer, Icemaker, Microwave, Oven/Range-Gas, Oven-Double, Range hood, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer, Water Conditioner, Water Heater, Trash Compactor
Heating	Forced Air, Programmable Thermostat, Zoned
Cooling	Ceiling Fan(s), Central A/C, Programmable Thermostat, Zoned
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Partial, Full, Fully Finished, Heated, Improved, Interior Access, Rear Entrance, Walkout Level, Windows
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Mantel(s), Marble, Stone
# of Stories	4
Stories	4

Exterior

Exterior	Combination
Exterior Features	Extensive Hardscape, Exterior Lighting, Hot Tub, Patio, Roof Deck, Deck(s), Pool (In-Ground), Private Beach, Stone Retaining Walls, Pool/Spa Combo, Balconies-Multiple
Lot Description	Landscaping, Level, No thru street, Lot Premium, Private, Rip-Rapped, Poolside
Foundation	Other

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
Elementary	ARNOLD
Middle	SEVERN RIVER
High	BROADNECK

Additional Information

Date Listed	September 30th, 2025
Days on Market	20
Zoning	R1

Listing Details

Listing Office	TTR Sotheby's International Realty
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Listing information last updated on October 19th, 2025 at 10:15am EDT