

\$885,000 - 812 Birch Run Ter #8, SEVERNA PARK

MLS® #MDAA2126060

\$885,000

5 Bedroom, 3.50 Bathroom, 4,314 sqft

Residential on 0.25 Acres

VILLAS AT SEVERNA PARK, SEVERNA PARK, MD

Welcome to 812 Birch Run Terrace #8, a stunning colonial nestled in the highly sought-after Villas at Severna Park. This expansive 5-bedroom, 3.5-bath home offers over 4,300 square feet of above-grade living space, plus a fully finished lower level. ideal for multi-generational living or flexible use. Situated on a peaceful cul-de-sac and backing to woods and open common space, the property offers both privacy and scenic views. Step inside to a gracious open-concept floor plan highlighted by a grand 2 story foyer, curved staircase, elegant wood flooring, chair rail moldings, and abundant natural light. The expansive gourmet eat-in kitchen features granite countertops, SS appliances, center island with gas cooking, and a window lined Sunroom that flows seamlessly into the family room, perfect for entertaining. Upstairs, the spacious primary suite boasts a walk-in closet and a luxurious en-suite bath with a soaking tub, while three additional bedrooms and an updated hall bath complete the upper level. The walkout lower level includes a fifth bedroom or bonus room, a kitchenette, a full bath, and direct access to the private, fenced rear yard. Additional features include a two-car attached garage. The community offers exceptional amenities including lawn maintenance, snow removal, beach access, a private marina with boat slips, and walking trails along the Magothy River. All of this is located within the top-rated Severna Park



school district and just minutes from shopping, dining, and major commuter routes. This home is truly a rare blend of luxury, space, and convenience... don't miss your chance to make it yours!

Built in 2008

Essential Information

MLS® #	MDAA2126060
Price	\$885,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,314
Acres	0.25
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	812 Birch Run Ter #8
Subdivision	VILLAS AT SEVERNA PARK
City	SEVERNA PARK
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21146

Amenities

Amenities	Carpet, Chair Railing, Curved Staircase, Master Bath(s), Recessed Lighting, Shades/Blinds, Wood Floors, Bathroom - Jetted Tub, Tub Shower, CeilingFan(s), Pantry, Upgraded Countertops, Walk-in Closet(s)
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry
View	Garden/Lawn, Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Cooktop, Dishwasher, Freezer, Microwave, Oven-Double, Oven-Self Cleaning, Refrigerator, Stainless Steel Appliances, Oven/Range-Gas
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Fenced-Fully, Fenced-Partially, Vinyl Fence
Lot Description	Bcks-Opn Comm, Backs to Trees, Bcks-PrklnD, Cul-de-sac, Interior, Landscaping, Partly Wooded, Rear Yard
Roof	Shingle
Foundation	Permanent

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
High	SEVERNA PARK

Additional Information

Date Listed	September 11th, 2025
Days on Market	44
Zoning	R2

Listing Details

Listing Office	Winning Edge
----------------	--------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are

no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.
Listing information last updated on October 24th, 2025 at 2:46pm EDT