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

MLS® #MDAA2126060

\$885,000

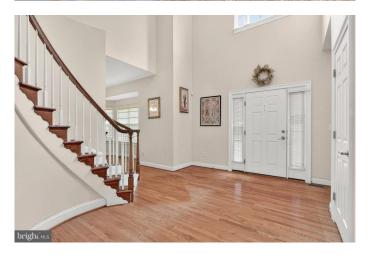
5 Bedroom, 3.50 Bathroom, 4,314 sqft Residential on 0.25 Acres

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, CeilngFan(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-PrkInd, 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

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