

\$695,000 - 8540 Perch Ct, LUSBY

MLS® #MDCA2023540

\$695,000

4 Bedroom, 4.00 Bathroom, 2,790 sqft

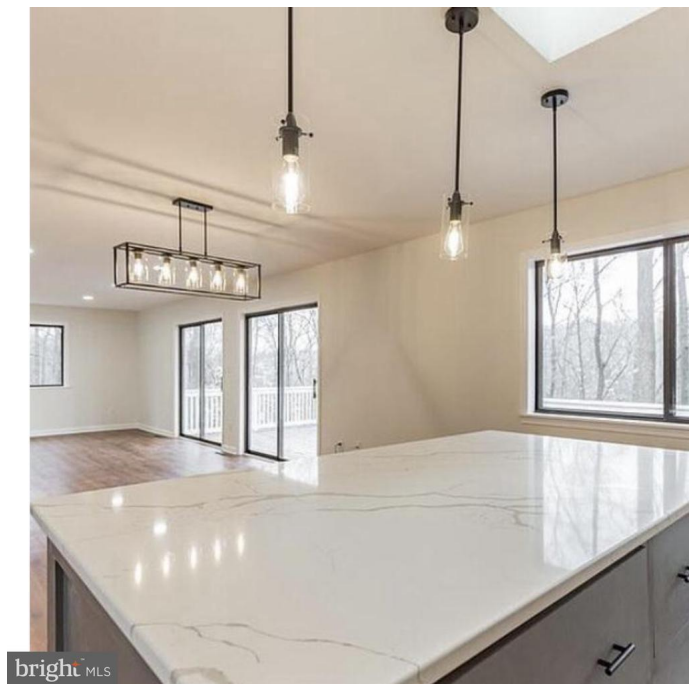
Residential on 3.45 Acres

WHITE SANDS, LUSBY, MD

Waterfront Opportunity with Endless Possibilities in White Sands, Lusby, MD
Discover the perfect blend of privacy, natural beauty, and lifestyle flexibility in this spacious 4-bedroom, 4-bath waterfront home nestled on 3.45 acres in the sought-after White Sands subdivision. Known for its serene setting, friendly community, and easy access to Chesapeake Bay recreation, White Sands offers residents a peaceful escape with the convenience of nearby shopping, schools, and commuter routes.

Step inside to find a light-filled interior with stainless steel appliances, quartz countertops, and a spacious island that anchors the open-concept kitchen. The adjoining family room and dining area create a seamless flow for everyday living and entertaining. The entry-level owner's suite offers comfort and convenience, while two well-appointed upstairs bedrooms each feature their own private balcony. A full walkout basement expands the possibilities with a large private patio, an additional bedroom, two bonus rooms, and an island—ideal for an in-law suite, teen retreat, or private guest quarters. A two-car-attached garage completes the package.

Outside, enjoy your scenic shoreline with a private dock, mature trees, and plenty of room for gardening, entertaining, or future expansion. Cast a line, launch a canoe, or



paddle out for a sunset kayak”this property offers endless opportunities to connect with nature and embrace waterfront living. Whether you're seeking a full-time residence, a weekend escape, or a smart investment, you'll find unmatched potential in a location that feels worlds away”yet remains close to everything.

Built in 1987

Essential Information

MLS® #	MDCA2023540
Price	\$695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,790
Acres	3.45
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	A-Frame
Status	Active

Community Information

Address	8540 Perch Ct
Subdivision	WHITE SANDS
City	LUSBY
County	CALVERT-MD
State	MD
Zip Code	20657

Amenities

Amenities	Soaking Tub, Bar, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Entry Lvl BR, Pantry, Skylight(s)
# of Garages	2
Garages	Garage - Front Entry
View	Creek/Stream, Trees/Woods

Is Waterfront	Yes
Waterfront	Creek

Interior

Appliances	Dryer, Exhaust Fan, Dishwasher, Disposal, Icemaker, Oven/Range-Gas, Stainless Steel Appliances, Washer, Water Heater
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Full, Fully Finished, Interior Access, Outside Entrance
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick, Wood
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Outbuilding Apartment
Foundation	Concrete Perimeter

School Information

District	CALVERT COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 5th, 2025
Days on Market	22
Zoning	R

Listing Details

Listing Office	Samson Properties
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