

\$4,390,000 - 1240 Boy Scout Rd, OAKLAND

MLS® #MDGA2008536

\$4,390,000

7 Bedroom, 6.00 Bathroom, 5,695 sqft
Residential on 47.83 Acres

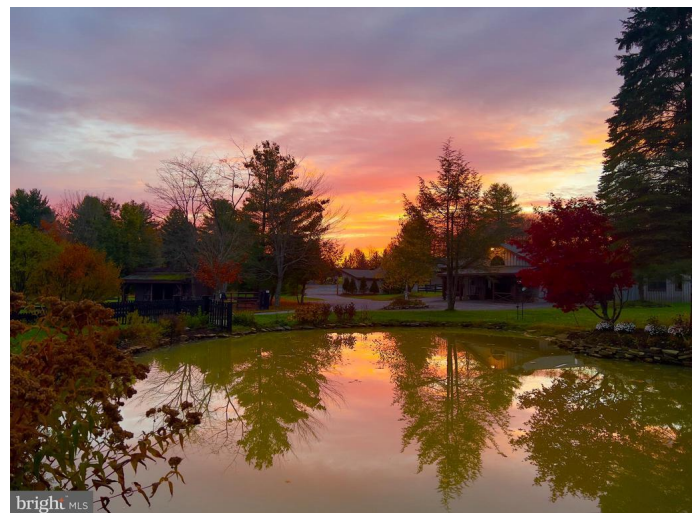
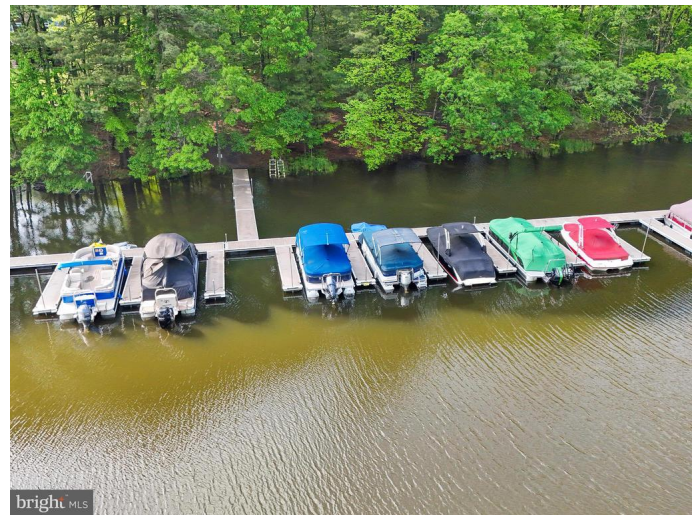
DEEP CREEK LAKE, OAKLAND, MD

Welcome to Double Eagle Ranch – quite possibly the most beautiful property in Garrett County. This iconic 50-acre estate is set in the heart of Deep Creek Lake and includes its own deeded waterfront parcel with a brand-new dock, giving you private lake access just minutes from the property. Rarely does an offering combine such incredible privacy, natural beauty, and income-producing potential in one place.

The estate features two remarkable homes with a proven rental history generating over \$120,000 annually in gross income. The main Aspen-style residence was thoughtfully crafted by the current owners with timeless details such as hand-scraped hardwood floors, plaster walls, three fireplaces, and expansive windows that frame breathtaking views. The home includes five bedrooms, multiple gathering spaces, a gourmet kitchen, a game room, and a spacious mudroom with a dog wash station – all designed for comfort and entertaining.

A second dwelling, known as The Bunkhouse, provides an additional income stream or the perfect setup for multi-generational living, guests, or retreats. Together, the two homes create a turn-key opportunity to generate income that can significantly offset ownership costs while still enjoying the privacy and beauty of this extraordinary estate.

The land itself is nothing short of spectacular.



Rolling fields, wooded trails, and five stocked fishing ponds create a landscape that is both usable and serene. The property also includes multiple barns and outbuildings, RV hookups, and ample parking, making it ideal for hosting events, weddings, or retreats. For the visionary buyer, the investment potential extends even further: the property spans two parcels totaling nearly 50 acres, with the possibility to develop up to seven additional homes.

Double Eagle Ranch is more than a home – it’s an opportunity. Whether you envision it as a private retreat, a family compound, or an income-generating estate with multiple streams of revenue, this property offers the best of both worlds: acres of privacy and beauty, plus the financial upside of established rental history and future development potential. With unmatched natural beauty, prime lake access, and a proven income model, this is a once-in-a-lifetime chance to own one of Deep Creek Lake’s most iconic legacy properties.

50 Year Architectural Shingle Roof '21!
Filtered and Oxidized Water! Instant Hot! 250+ Electric!
The entire farm is wired for a generator!
Septic Expanded and Updated in '22!

Built in 1996

Essential Information

MLS® #	MDGA2008536
Price	\$4,390,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	5,695

Acres	47.83
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Rancher, Cabin/Lodge, Chalet, Craftsman, Colonial
Status	Active

Community Information

Address	1240 Boy Scout Rd
Subdivision	DEEP CREEK LAKE
City	OAKLAND
County	GARRETT-MD
State	MD
Zip Code	21550

Amenities

Amenities	Attic, Soaking Tub, Bathroom - Walk-In Shower, Built-Ins, Carpet, CeilingFan(s), Entry Lvl BR, Exposed Beams, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Wpool Jets, Wood Floors
# of Garages	6
Garages	Additional Storage Area, Covered Parking, Garage - Front Entry, Oversized
View	Mountain, Panoramic, Pasture, Pond, Scenic Vista, Trees/Woods

Interior

Interior Features	Efficiency
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Oven-Wall, Refrigerator, Stainless Steel Appliances, Washer
Heating	Heat Pump(s)
Cooling	Central A/C, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	3
# of Stories	3
Stories	3

Exterior

Exterior	Frame
Exterior Features	Extensive Hardscape, Hot Tub, Outbuilding Apartment, Secure Storage, Stone Retaining Walls, Exterior Lighting, Deck(s), Patio, Porch(es),

	Wood Fence, Fenced-Fully, Fenced-Partially, Riding Trails, Stable(s), Riding Arena, Riding Ring, Horses Allowed, Paddock
Lot Description	Additional Lot(s), Backs to Trees, Fishing Available, Landscaping, Pond, Lot Premium, Private, Road Frontage, Subdivision Possible
Roof	Architectural Shingle
Foundation	Crawl Space

School Information

District	GARRETT COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	December 11th, 2024
Days on Market	317
Zoning	RESIDENTIAL, AGRICULTURAL

Listing Details

Listing Office	The KW Collective
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