

\$2,950,000 - 37201 Gibson Rd, BUSHWOOD

MLS® #MDSM2018338

\$2,950,000

4 Bedroom, 2.00 Bathroom, 2,349 sqft

Residential on 13.89 Acres

BUSHWOOD, BUSHWOOD, MD

Positioned below the confluence of the Potomac and Wicomico Rivers, in St Catherine's Sound, you'll find St. Margaret Island. The island's location provides calm, tranquil waters in the sound which are perfect for boating, swimming, or enjoying the sand beach running along the sound while taking in the area's beauty from sunrise to sunset.

The Island provides a peaceful escape, but also serves as a springboard for area exploration. Within a quick boat trip are summer getaway hotspots like Colonial Beach or Sharks Tooth Island for a day in the sun, historic Coles Point Tavern for a food, drinks, and live music, or of course the various bodies of water for boating and fishing.

Amongst a long list of features making this a unique, truly once-in-a-generation opportunity is the property, residence, and deep-water dock located on the mainland. This added parcel allows for a seamless launching point to park your vehicles, board your boat in waiting, and cruise out of White Necks Creek over to St. Margaret Island for a remote respite.

Island & Grounds

St. Margaret Island is approximately 13.16 acres, boasting nearly 3,000 ft +/- of shoreline, with over 2,000 ft +/- in riprap shoreline. Guests arrive on the island via a nearly 275ft



dock that will allow numerous vessels at any one time and boats over 42 ft.

Once on the Island, the grounds consist of mature tree growth, an orchard, garden, and agricultural field. The current owners have a small flock of peacocks that call the Island home, but youâ€™ll often find Bald Eagles, owls, and even deer that have crossed the sound enjoying the lush grounds. Apart from the foliage and nature, the grounds host a main residence, guest cottage, 3-bay storage and work shed, garden shed, and in-ground saltwater pool overlooking the Sound.

Main House & Cottage

While much of any guestâ€™s time on St. Margaret Island will likely be spent outside on the grounds or on the water, the Island features both a main house and a guest cottage. The colonial-style main home welcomes you through a screened front porch into a wood clad living space reminiscent of a quintessential Chesapeake Bay hunting and fishing cabin. Vaulted living room ceilings accentuate the natural brick, wood-burning fireplace and exposed wood beams. Large wrap around windows brings water views in to both floors, including the dining room as well as the upstairs primary bedroom. Also on the main level is the kitchen, dining room, and a sleeping porch that has been enclosed to allow for year-round fresh air dining. The main house features a rustic cabin style kitchen with modern amenities such as a double oven and dishwasher. One of two full baths concludes the first level. On the second level there are 4 bedrooms, each with unique views of the water, as well as the second full bathroom.

The guest cottage is located approximately 40 yards behind the main house, alongside the garden. The cottage is a standalone residence

with 2 bedrooms, one full bathroom, kitchen, and laundry, as well as a screened front porch.

Mainland Home & Grounds

The idea of an Island retreat is often a dream, but what if you just want a quick overnight, waterfront get away? Maybe you want a day on the water boating, kayaking, fishing etc.? The mainland home is a 3-bed, 1-bath home with conditioned basement space on approximately .75 acres overlooking Whites Neck Creek with a dock over 175 ft long allowing for numerous vessels, including boats over 42ft. The parcel provides for multiple car parking and direct access to the dock, making a trip to the Island a breeze. This residence is currently occupied by rental tenants, but the property and Island owners have continued use of parking and dock.

Note: additional property specific details can be found on the FAQ document.

Built in 1971

Essential Information

MLS® #	MDSM2018338
Price	\$2,950,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,349
Acres	13.89
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Colonial, Cottage
Status	Active

Community Information

Address	37201 Gibson Rd
Subdivision	BUSHWOOD
City	BUSHWOOD
County	SAINT MARYS-MD
State	MD
Zip Code	20618

Amenities

Is Waterfront	Yes
Waterfront	River
Has Pool	Yes

Interior

Heating	Other
Cooling	Window Unit(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Foundation	Slab

School Information

District	ST. MARY'S COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	April 16th, 2024
Days on Market	559
Zoning	RPD

Listing Details

Listing Office	TTR Sotheby's International Realty
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