

# \$8,495,000 - 8620 Bozman Neavitt, SAINT MICHAELS

MLS® #MDTA2010616

**\$8,495,000**

6 Bedroom, 9.00 Bathroom, 17,402 sqft

Residential on 8.60 Acres

ST MICHAELS, SAINT MICHAELS, MD

NEW PRICE! Located minutes from downtown St. Michaels, "Aqua Vitae" the waters of life, sits on 8.6 private acres on Harris Creek, a Chesapeake Bay tributary. This custom-built offering w/ over 400'™ of direct water frontage is comprised of 3 magnificent structures: a grand main residence, guest cottage, & "party barn" all highlighted by a waterside pool, pier w/ 4'™ MLW, pine grove, putting green, extensive landscaping & incomparable craftsmanship. The 12,000 SF main residence, positioned to prioritize water views, welcomes you via prominent double lead-glass doors & a grand 3-story foyer w/ dual-staircase. The "river room" w/ 2-story octagon copula offers 270° views of the property & creek. The TV room w/ 3 exposures & gas-burning fireplace offers double French doors on two sides leading to the wrap-around flagstone patio. The stunning gourmet kitchen is a true chefs dream. Offering oversized island, built-in media/storage cabinet, coffered ceiling, fireplace, 3 sinks, double Subzero fridges w/ freezer drawers, 2 beverage drawers, 3 dishwashers, Wolf microwave & a stainless-steel Lacanche range with 6-burners, pot warmer, warming oven, & 2 ovens. Complimenting the kitchen is a large walk-in pantry w/ dishwasher, sink & extra freezer in hall. Off the kitchen is a covered porch w/ gas fireplace & "ghost"™ screens, a perfect spot to enjoy evenings. A large open dining room has 2 custom built-in display cases. The



grand salon w/ bay window, gas-fireplace & intricate mantel is reminiscent of Paris.

Adjoining the salon is the handsome 2-story curly cherrywood library w/ custom display cases & leaded-glass pocket doors. The adjoining climate-controlled wine room has a wet bar & storage for 750+ bottles. Wood floors flow throughout the entire main level. The main level is completed by an office, powder room & laundry to service the pool, 2 additional powder rooms, elevator to all 4 levels, mud/dog room, rear spiral staircase, guest suite w/ ensuite bathroom, & 2-car attached garage. The 2nd level offers a generous primary suite w/ fireplace & full length terrace overlooking the water. Her wing features dressing room w/ custom built-ins, separate sitting room, & a luxurious bathroom w/ marble tile, separate shower, jetted tub, & vanity. His wing offers an office w/ fireplace, paneled closet leading to separate bathroom w/ shower, travertine stone, & vanity. From his office access the 2nd level of library, open to below. Just off of the primary suite is a bar area/kitchen. 3 additional bedrooms, each w/ ensuite bathroom, and a laundry room complete the 2nd level. The 3rd level offers theater/rec room, play area, bedroom w/ ensuite bathroom, powder room, & ample storage. The lower-level houses utilities, storage, & enough room for an exercise area. The charming guest cottage sits amongst extensive landscaping. The main level offers a full kitchen, dining area, living room, sunroom, large family room, 2 bedrooms w/ shared bathroom, additional guest bathroom, & large entertaining room. Upstairs is a full bedroom w/ ensuite bathroom. The unfinished lower level offers storage. The party barn originally built for boat storage was designed to look like an old Pennsylvania barn w/ 4" of stone around the base. Flanked by 2 garage wings allowing for 4+ cars & capped w/ a cupola, the shingled-style barn has two large doors on

either side of the building that allow for a trailered boat or 4+ more cars. The 2nd level is a loft w/ sleeping/living area w/ full bathroom, plumbed for potential kitchenette, front & rear terraces, & a spiral staircase to a crowâ€™s nest w/ amazing views. There is a full property generator & a dog run w/ kennel just off the rear. Outside enjoy the benefits of beautiful shore living amongst the verdant grounds, mature landscaping & exceptional views. The pier offers 4â€™ MLW & the shoreline is fully rip-rapped w/ natural plantings.

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | MDTA2010616 |
| Price          | \$8,495,000 |
| Bedrooms       | 6           |
| Bathrooms      | 9.00        |
| Full Baths     | 7           |
| Half Baths     | 4           |
| Square Footage | 17,402      |
| Acres          | 8.60        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Cape Cod    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8620 Bozman Neavitt |
| Subdivision | ST MICHAELS         |
| City        | SAINT MICHAELS      |
| County      | TALBOT-MD           |
| State       | MD                  |
| Zip Code    | 21663               |

### Amenities

|               |                                                                                                                                                                                                                                                                                                                                                                       |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Additional Stairway, Built-Ins, Butlers Pantry, Carpet, CeilingFan(s), Crown Molding, Double/Dual Staircase, Elevator, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bedroom - Bay Front, Recessed Lighting, Sound System, Spiral Staircase, Sprinkler System, Stain/Lead Glass, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds, Wine Storage, Wood Floors |
| Parking       | Stone                                                                                                                                                                                                                                                                                                                                                                 |
| # of Garages  | 10                                                                                                                                                                                                                                                                                                                                                                    |
| Garages       | Additional Storage Area, Garage - Front Entry, Garage - Side Entry                                                                                                                                                                                                                                                                                                    |
| View          | Water                                                                                                                                                                                                                                                                                                                                                                 |
| Is Waterfront | Yes                                                                                                                                                                                                                                                                                                                                                                   |
| Waterfront    | Creek                                                                                                                                                                                                                                                                                                                                                                 |
| Has Pool      | Yes                                                                                                                                                                                                                                                                                                                                                                   |
| Pool          | Heated, Pool (In-Ground)                                                                                                                                                                                                                                                                                                                                              |

### **Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Traditional                                                                                  |
| Appliances        | Built-In Microwave, Dishwasher, Dryer, Exhaust Fan, Extra Refrg/Frz, Oven/Range-Gas, Range hood, Washer |
| Heating           | Heat Pump(s)                                                                                            |
| Cooling           | Central A/C                                                                                             |
| Has Basement      | Yes                                                                                                     |
| Basement          | Other                                                                                                   |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 3                                                                                                       |
| Fireplaces        | Gas/Propane                                                                                             |
| # of Stories      | 4                                                                                                       |
| Stories           | 4                                                                                                       |

### **Exterior**

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Frame                                                                                                                                              |
| Exterior Features | Extensive Hardscape, Exterior Lighting, Kennels, Udrgrd Lwn Sprnklr, Patio, Porch(es), Porch-screened, Porch-wraparound, Terrace, Pool (In-Ground) |
| Lot Description   | Partly Wooded, Lot Premium, Rear Yard, Rip-Rapped, Stream/creek, Landscaping                                                                       |
| Roof              | Shake                                                                                                                                              |
| Foundation        | Slab                                                                                                                                               |

### **School Information**

Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | April 29th, 2025  |
| Days on Market | 174               |
| Zoning         | SEE PUBLIC RECORD |

Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Washington Fine Properties, LLC |
|----------------|---------------------------------|

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