

\$3,965,000 - 6513 Hampton Rd, BERLIN

MLS® #MDWO2022536

\$3,965,000

4 Bedroom, 6.50 Bathroom, 5,000 sqft

Residential on 2.87 Acres

INDIAN CREEK, BERLIN, MD

Immerse yourself in beautiful nature and privacy yet be only 15 minutes away from charming Berlin and vibrant Ocean City in this South Point world class home. Just minutes from Assateague Island and championship golf courses, this finely crafted home is built for the ages.

Extremely energy efficient and low maintenance, the home is dual fuel, completely insulated with spray foam, has 50 year roof shingles, #1 Clear Canadian Cedar Siding, Butler stone and Loewen high efficiency windows and Jeldwen solid core interior doors. All exterior trim is Azek. Built with fire safety in mind, the home has a fully grounded lightning rod system and all drywall is 5/8" fire code certified.

All custom cabinetry, main stairs, music room floor, and game room are hand milled sapele. Ceiling and crown trim are handmade custom plaster. Pool deck marble is Florida rated for non-skid and comfortable temperature. Pool has a salt system and propane heater. The extra details continue with an interesting brick chimney with copper pot, copper turret and gutters, granite curbed drive, Cabot sealed dock, Sunsetter awnings, and full irrigation system. The delicious well water from the Manokin aquifer will have you never buying a bottle of water again!

Indoors featuring both private and entertaining



spaces, this four bedroom (6 1/2 bath) home has it all. The first floor boasts a chef's kitchen with two pantries, one of which has a service bar and commercial dishwasher, main laundry, a cozy family room with wood stove and incredible views, formal dining room and living/music parlor, ensuite game room with wet bar, and elegant master suite with his and hers walk-in closets, large master bath and access to the pool deck. Upstairs, which can be accessed by the front or back stairs, has three ensuite bedrooms, a separate laundry and ensuite office. Storage spaces abound including a walk-up attic accessed by a hidden doorway. Stroll down your dock for fun on the water, with your boat on the 20,000 lb boat lift. The almost 3 acre lot also has room for building an additional outbuilding/carriage house.

Don't miss this rare opportunity to own a very special house!

Built in 2014

Essential Information

MLS® #	MDWO2022536
Price	\$3,965,000
Bedrooms	4
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	5,000
Acres	2.87
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	6513 Hampton Rd
Area	West Ocean City (85)
Subdivision	INDIAN CREEK
City	BERLIN
County	WORCESTER-MD
State	MD
Zip Code	21811

Amenities

# of Garages	3
Garages	Garage - Side Entry
Is Waterfront	Yes
Waterfront	Bay
Has Pool	Yes

Interior

Heating	Radiant
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Cedar Siding
Foundation	Block

School Information

District	WORCESTER COUNTY PUBLIC SCHOOLS
Elementary	OCEAN CITY
Middle	STEPHEN DECATUR
High	STEPHEN DECATUR

Additional Information

Date Listed	August 10th, 2024
Days on Market	441
Zoning	R-1A

Listing Details

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