

# \$522,400 - 11020 Augusta Ln #3, BERLIN

MLS® #MDWO2031284

**\$522,400**

3 Bedroom, 2.50 Bathroom, 2,350 sqft  
Residential on 0.08 Acres

RIVER RUN, BERLIN, MD

Embrace effortless coastal living in this beautifully appointed end-unit townhouse nestled in the highly sought-after, amenity-rich River Run Golf community — tucked away along the St. Martin River, offering tranquility while being just minutes from the charm of downtown Berlin, the beaches of Ocean City, and top-rated local schools and parks.

This bright and airy 3-bedroom, 2.5-bath home with golf course views from the front and back welcomes you with an open-concept layout flooded with natural light. It's first-floor living at its finest! The main level features a spacious dining area and a well-equipped kitchen with generous cabinetry, quartz counter tops, an expansive central island, and ample space for gathering. Just beyond, the soaring two-story family room enhances the space and connects seamlessly to the inviting outdoor space with picturesque golf course views — perfect for entertaining or morning coffee.

The first-floor primary suite combines comfort and convenience with its spacious walk-in closet and private en-suite bath for a perfect retreat. Upstairs, luxury vinyl plank runs throughout. Two generously sized bedrooms and loft offer versatility for hosting guests, creating a home office, gym, or game room.

River Run is more than a neighborhood — it's a lifestyle. Enjoy resort-style living with access to an 18-hole Gary Player golf course,



a community pool, fitness center, tennis courts, boat dock, kayak launch, an on-site restaurant and community planned activities. All lawn maintenance is included, so you can embrace the good life.

Whether you’re seeking a full-time residence or a peaceful weekend getaway, this home offers refined living in a quiet setting surrounded by area attractions and a vibrant local life. Sellers are open to negotiating furniture and decor outside of the Agreement of Sale so this is the epitome of move-in ready!

Built in 2024

**Essential Information**

|                |                      |
|----------------|----------------------|
| MLS® #         | MDWO2031284          |
| Price          | \$522,400            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 2,350                |
| Acres          | 0.08                 |
| Year Built     | 2024                 |
| Type           | Residential          |
| Sub-Type       | End of Row/Townhouse |
| Style          | Villa                |
| Status         | Active               |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 11020 Augusta Ln #3      |
| Area        | Worcester East of Rt-113 |
| Subdivision | RIVER RUN                |
| City        | BERLIN                   |
| County      | WORCESTER-MD             |
| State       | MD                       |
| Zip Code    | 21811                    |

## Amenities

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Tub Shower, Stall Shower, Entry Lvl BR, Master Bath(s), Walk-in Closet(s), Upgraded Countertops, CeilingFan(s), Recessed Lighting |
| Parking      | Concrete Driveway                                                                                                                 |
| # of Garages | 1                                                                                                                                 |
| Garages      | Garage - Front Entry, Garage Door Opener                                                                                          |
| View         | Golf Course                                                                                                                       |
| Has Pool     | Yes                                                                                                                               |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                               |
| Appliances        | Dishwasher, Disposal, Refrigerator, Washer, Dryer, Oven/Range-Electric, Microwave, Stainless Steel Appliances |
| Heating           | Heat Pump(s)                                                                                                  |
| Cooling           | Central A/C                                                                                                   |
| # of Stories      | 2                                                                                                             |
| Stories           | 2 Story                                                                                                       |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Street Lights, Exterior Lighting, Sidewalks, Patio |
| Foundation        | Slab                                               |

## School Information

|          |                                 |
|----------|---------------------------------|
| District | WORCESTER COUNTY PUBLIC SCHOOLS |
|----------|---------------------------------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 141            |
| Zoning         | RESIDENTIAL    |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | The Parker Group |
|----------------|------------------|

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