

\$985,000 - River Run Lane- #lot 166, BERLIN

MLS® #MDWO2032570

\$985,000

4 Bedroom, 3.50 Bathroom, 2,900 sqft

Residential on 0.36 Acres

RIVER RUN, BERLIN, MD

NEW CUSTOM-BUILT HOME/LOT PACKAGE
NOW AVAILABLE BY TWO DUDES

BUILDERS! We have plans to choose from or
build your desired home on this lot- we are
flexible!! (please note price may change based
on design)

Design your custom-built dream home in
Coastal River Run Golf community near
Ocean city, Ocean Pines & Berlin. This
stunning two-level planned residence boasts
an impressive 2,801 square feet of thoughtfully
designed living space to create the home you
have always wanted! Peaceful water views
across the street and located at the #10 tee
box. Nestled in River Run, as you approach,
you'll appreciate the inviting front porch (135
sq ft) that welcomes you into this elegant
home by Two Dudes Builders. The main level
features a spacious first floor primary suite,
complete with a generous walk-in closet. A
beautifully detailed primary bath designed for
relaxation & luxury complete with a large
walk-in tiled shower. The heart of the home is
the bright and airy Great Room, perfect for
entertaining or cozy family gatherings.
Highlighted by a stylish gas fireplace that adds
warmth and ambiance. The open floor plan
seamlessly connects the living area to the
gourmet kitchen, where you can still choose
your preferred options to create a space that
reflects your personal style.

Upstairs, you'll find three additional bedrooms
and two well-appointed baths, providing plenty
of space for family and guests. This home also



includes a convenient two-car garage (612 sq. ft) with a dedicated golf cart parking spot, perfect for those leisurely days spent exploring the community. Enjoy the serenity of the rear screened porch (179 sq ft), ideal for morning coffee or evening relaxation, while you take in the beautiful surroundings of the River Run community. Don't miss this opportunity to customize your new home in an established development that perfectly blends coastal charm with modern living!

River Run boasts a beautiful 18-hole golf course, pro-shop, restaurant/pub, exercise facility, tennis courts, docks, kayak launch, and a community pool, all on campus. An absolute bonus for this location is that the location is an only 10 minutes into the town of Berlin, with easy access to get wherever you need to go! This community is just minutes from Ocean City beaches. The River Run Golf Club & Community offers tranquil scenery, great amenities and a warm community with a world class Gary Player designed golf course that received a four-star Golf Digest rating. The River Run Community provides the premier experience in Ocean City Living.

Closing costs incentive of \$10,000 for buyer using a preferred lender (not a buying requirement), additional incentives may

Built in 2025

Essential Information

MLS® #	MDWO2032570
Price	\$985,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,900
Acres	0.36

Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	River Run Lane- #lot 166
Area	Worcester East of Rt-113
Subdivision	RIVER RUN
City	BERLIN
County	WORCESTER-MD
State	MD
Zip Code	21811

Amenities

Amenities	Bathroom - Walk-In Shower, Butlers Pantry, CeilingFan(s), Entry Lvl BR, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors
# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Energy Star Appliances, ENERGY STAR Refrigerator, Exhaust Fan, Microwave, Oven/Range-Gas, Refrigerator, Six burner stove, Stainless Steel Appliances, Water Heater - High-Efficiency
Heating	90% Forced Air
Cooling	Ceiling Fan(s), Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Block, Frame
Windows	Energy Efficient, Screens
Roof	Architectural Shingle

Foundation Block, Concrete Perimeter, Crawl Space, Flood Vent

School Information

District WORCESTER COUNTY PUBLIC SCHOOLS

Additional Information

Date Listed August 15th, 2025

Days on Market 68

Zoning RES

Listing Details

Listing Office Berkshire Hathaway HomeServices PenFed Realty - OP

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