



"THE BOATHOUSE"

1605 SANDY HOLLOW CIRCLE 21221

Nestled on the banks of Hopkins Creek, "The Boathouse", an impressive water-oriented home, offers a sophisticated blend of comfort and style. Featuring four bedrooms and two and a half baths, the spacious, open-concept floor plan is ideal for both daily living and entertaining. For added convenience, the main level has just been updated with refinished wood floors that gleam throughout. A gas fireplace stands ready to provide cozy warmth on brisk spring and fall days.

The home includes a finished, walk-out basement that provides flexible living space, complemented by additional storage rooms. The potential for a fifth bedroom and an additional plumbed bathroom offers room for future expansion on the Lower Level.

A large attached garage has plenty of space for your vehicle and water gear. Outside, the large rear deck is perfect for relaxing, while the lower-level covered patio, with its river-jack pebble finish, offers a distinctive outdoor living and dining area.

Enjoy unparalleled privacy with the property backing to a serene, wooded area brimming with native species. All lawn maintenance is handled by the HOA, freeing you to enjoy time on the water, cracking crabs at one of the many waterfront restaurants nearby or hanging at home enjoying with the perennial beds, cutting flowering and vegetable gardens.

The natural surroundings are really quite special: boardwalk paths that lead to a private fishing pier or your slip on Pier B to head out for a sunset cruise, a hop across the Bay to Fairleigh Creek or to check your crab pots for tonight's dinner. This is more than a home; it's a water-oriented lifestyle, complete with a deeded boat slip and a 10,000-pound boat lift.

BONUS OFFER: Take advantage of the opportunity to purchase a companion 2022 Suntracker Deluxe PartyBarge aptly christened "HaTOONa Matata", featuring a motorized Bimini, ski pole, and a 90 HP Mercury engine with less than 100 hrs. for an additional 25K added to the sale. (Personally Property sale) This vessel has been lovingly stored on the lift with its custom made cover when not in use.

This home and community offer everything needed for a smooth transition to the "waterfront living lifestyle" and present an exceptional chance to grab on to the best of Maryland living - the Chesapeake Bay.

