

the**enson**dulingroup

1747 TOWN POINT RD CAMBRIDGE, MD 21613



the**enson**dulingroup
of Benson & Mangold Real Estate

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4 BEDS | 3 BATHS | 2 HALF BATHS | 5,571 SQUARE FEET | 149.85 ACRES



Town Point Farm is an idyllic Eastern Shore retreat that is impeccably well maintained and appointed. This property provides a wonderful blend of woods, agriculture, waterfront, habitat, and country charm. With 80+ acres under cultivation, 10+/- acres within a CRP program, 40+ acres 80+ in woods and 20+ acres around the residence with pasture and lawn, Town Point Farm has everything to appease the outdoors enthusiast and nature lover. The property is improved by a 1975 tidewater colonial along with a guest cottage, studio, four car garage, barn & shed along with two more barns, fenced pasture, loafing sheds, 200' dock with 8' of water at mean low tide on Fishing Creek and over 1400' of stone shoreline revetment. The main house with 4 bedrooms, including a first-floor primary bedroom suite, enjoys a country kitchen, cozy and inviting den / study, living room, formal dining, utility room with office and waterside screened porch on the first floor.

The second floor has a guest suite on either end of the house along with a guest room and office accessing the waterside balcony with southern exposure on a protected cove overlooking Fishing Creek. Off the front circle is a 4-bay carriage barn / garage with utility shed and an immense amount of storage. Within the utility courtyard, additional stables are complimented by a studio / doghouse, outdoor shower and whimsical appointments including the outhouse, birdhouses around every corner and a manicured presence that bespeaks of stewardship and care. The 3-bedroom guest cottage was completely rebuilt and represents a stand alone residence for extended family visits or full time care. It is located an appropriate remove from the main house and has broad water views. Guest house accessories include its own workshop, garage, and screened gazebo. One of the three barns is nearby with finishes to compliment an R/V or boat storage including insulation, heat, 30-amp service and storage aloft. The property has a sand lined 190' X 140' dressage ring and approximately 4 acres of fenced pasture. The other utility barn is nearby and houses equipment for farm care and equipment storage.

There is no shortage of storage on this property. Southern exposure on Fishing Creek provides a protected anchorage and deep water from the end of a 200' dock. Sounded at low tide, the water depth is 7'+.

Facts & Features

ABOUT TOWN POINT FARM

TYPE: SINGLE FAMILY

YEAR BUILT: 1975

MAIN HOUSE RENOVATIONS: 2019

HEATING: BASEBOARD- HOT WATER & HEAT PUMPS

COOLING: CENTRAL

PARKING: DETACHED 4 CAR GARAGE

LOT: 149.85 ACRES





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dditionally, adjacent to the house, a small basin has a second pier with boat lift. The entire shoreline is riprapped and additional shoreline improvements include a gravel ramp and open water duck blind. Town Point Farm compliments a host of interests. Whether the outdoors, hunting, fishing, horseback riding, boating or just enjoying it all around you, this farm has something for everyone.

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