

Client Full

30271 Ward Dr, Trappe, MD 21673

Active

Residential

\$955,000



Recent Change: 06/10/2020 : DOWN : \$985,000->\$955,000

MLS #:	MDTA136424	Beds:	3
Tax ID #:	03-153967	Baths:	3 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	4,143 / Assessor
Structure Type:	Detached	Price / Sq Ft:	230.51
Levels/Stories:	3+	Year Built:	2001
Waterfront:	Yes	Style:	Colonial
Views:	Creek/Stream, River, Scenic Vista, Trees/Woods, Water	Central Air:	Yes
Garage:	Yes	Basement:	Yes

Location

County:	Talbot, MD	School District:	Talbot County Public Schools
In City Limits:	No	Election District:	3
Municipality:	Trappe		
Legal Subdivision:	WARDS PURCHASE		
Subdiv / Neigh:	WARDS PURCHASE		

Waterfront / Water Access

Waterfront Features:	Private Dock Site	Water Body Name:	Bolingbrook Creek
Water Access:	Yes; Boat - Powered, Canoe/Kayak, Fishing Allowed, Private Access	Water Body Type:	Creek
Navigable Water:	Yes	Water Frontage in FT:	335
Tidal Water:	Yes	Distance To Body Of Wtr:	0; Blocks
Dock Type:	1 Hoist/Lift Electric, Pier (Perpendicular)	Mean Low Water Feet:	2
Dock Slip Conveyance:	Physical Dock/Slip Conveys	Riparian Rights:	Yes
Boats Power Count:	1	Boats Non-Power Count:	1

Taxes and Assessment

Tax Annual Amt / Year:	\$5,626 / 2019	Tax Assessed Value:	\$750,967 / 2019
County Tax:	\$5,626 / Annually	Imprv. Assessed Value:	\$470,500
Clean Green Assess:	No	Land Assessed Value:	\$284,400
Zoning:	R	Land Use Code:	110
		Block/Lot:	2

Rooms

				Bed	Bath
Great Room:	Main	22 x 15	Main	1	1 Full, 1 Half
Kitchen:	Main	18 x 12	Upper 1	2	2 Full
Sitting Room:	Main	14 x 12			
Study:	Main	14 x 12			
Sun/Florida Room:	Main	20 x 14			
Master Bedroom:	Main	23 x 18			
Laundry:	Main	12 x 8			
Sitting Room:	Upper 1	13 x 10			
Master Bedroom:	Upper 1	17 x 15			

Bedroom: Upper 1 17 x 13

Building Info

Above Grade Fin SQFT:	4,143 / Assessor	Construction Materials:	Vinyl Siding
Total Fin SQFT:	4,143 / Assessor		
Tax Total Fin SQFT:	4,143		
Total SQFT:	4,143 / Assessor		
Basement Type:	Full, Interior Access		

Lot

Lot Acres / SQFT:	3.12a / 135,733sf / Assessor	Lot Size Dimensions:	0.00 x 0.00
Views:	Creek/Stream, River, Scenic Vista, Trees/Woods, Water	Lot Features:	Backs to Trees, Landscaping, Private, Stream/Creek, Tidal Wetland, Trees/Wooded, Vegetation Planting
Location Type:	Rural		

Parking

Attached Garage - # of Spaces	2	Features:	Attached Garage, Additional Storage Area, Garage Door Opener, Garage - Rear Entry, Inside Access, Gravel Driveway
Total Parking Spaces	2		

Interior Features

Interior Features: Breakfast Area, Built-Ins, Combination Kitchen/Living, Dining Area, Entry Level Bedroom, Family Room Off Kitchen, Floor Plan - Open, Kitchen - Eat-In, Kitchen - Island, Master Bath(s), Soaking Tub, Stall Shower, Studio, Walk-in Closet(s), WhirlPool/HotTub, Wood Floors, 1 Fireplace(s), Stone, Wood, Accessibility Features: None, Laundry Hookup, No Laundry

Exterior Features

Exterior Features: Exterior Lighting, Kennels, Satellite Dish, Deck(s), Porch(es)

Utilities

Utilities: Ceiling Fan(s), Central A/C, Cooling Fuel: Electric, Heating: Heat Pump(s), Heating Fuel: Oil, Water Source: Well, Sewer: Private/Community Septic Tank

Remarks

Public: Nature Lover's Paradise - A tidewater retreat located in Trappe, MD on 3.11 acres of mature woods and 335 feet of frontage on Bolingbroke Creek with a pier and 1.5 feet of water at mean low tide. A waterfowl staging area and roost, this part of the county is rife with migratory birds and hosts an abundance of wildlife. Across from the Isaac Walton League woods and surrounded by large farms and estates, this property offers respite and a quiet remove from the every-day race. The residence is 4,400 square feet of custom home built by Foster and Son Builders in 2001. Exceptional construction and a full basement with new sump pump allowing ease of access to mechanical and air systems make it comfortable, dry and easy to maintain. The home site is 23 feet above the mean high water mark and the area is well drained with no flood insurance needed. There is a first floor master suite with vaulted ceiling, dual vanity bathroom with jetted tub, stall shower, two walk-in closets, sitting area and water views. The vaulted living room with wood burning stone fireplace and french doors opens to a covered porch with an expansive deck, hot tub and a commanding wooded presence. The kitchen and living rooms are open concept and provide for a large gathering and family area. Off the kitchen is a separate dining room with sliders to bring the outdoors-in. A music room and den compliment the first floor. The second floor with living room overlook has a second master suite with expansive storage/studio and another guest with bath. The basement runs the full length of the house and allows ample opportunity for additional living space and storage. Off the oversized two car garage is a mud room with dog wash station. A unique offering, well kept, well built and ideally sited between Easton and Cambridge.

Directions

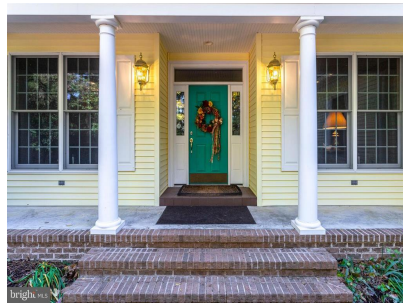
Rt. 50 to Barber Road. Right onto Beaver Dam. Left onto Money Make. Right onto Ward Drive. House on Left. Signed Posted

Listing Details

Original Price:	\$985,000	Previous List Price:	\$985,000
Vacation Rental:	No	DOM:	218
Sale Type:	Standard		
Listing Term Begins:	09/18/2019		
Possession:	Settlement		



Mature hardwoods surround the house.



Front porch.



Vaulted ceiling, open concept.



Living room, wood burning fireplace, water views.



Breakfast nook with water views.



Open Kitchen / Breakfast Nook and Living Room.



Granite counters and stainless appliances.



Custom cabinets.



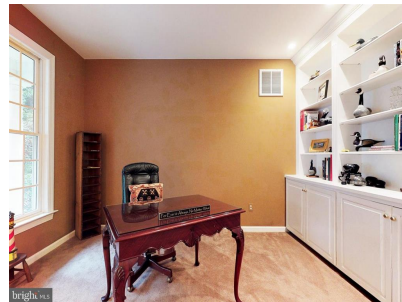
Dining room with sliding doors.



Dining room, sunroom with water views.



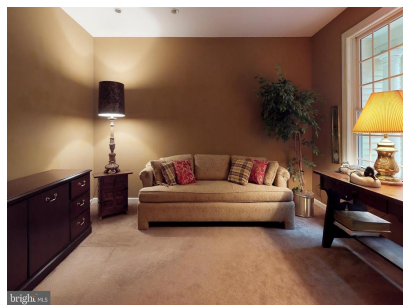
Open concept living and kitchen rooms.



Home office / study.



Study with built in shelving and cabinets.



Den / Office off the foyer.



Master Suite sitting area.



First floor master suite.



Stall shower, jetted tub and water closet.



Master bath with twin vanities.



Vaulted ceiling from living room.



Guest suite with sliding door and roof top deck.



Guest Suite.



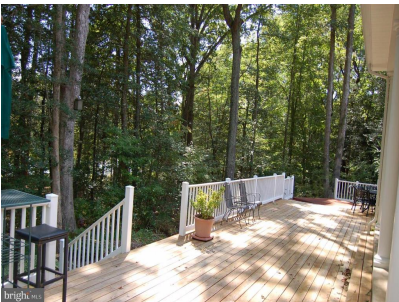
Guest suite, second floor with large closet.



Lighted front entry.



Foundation landscaping and brick walkway.



South facing deck with water views and hot tub.



Covered porch with ceiling fans.



Guest suite closet.



Additional guest suite storage.



Guest suite with twin vanity.



Bonus room over the garage.



Third bathroom.



Work room off the garage with dog shower.



Full basement with high ceiling.



Rear parking and garage entry.



Oversized two car garage.



Covered back porch.



Hot tub integral to the deck.



Back Deck for entertaining.



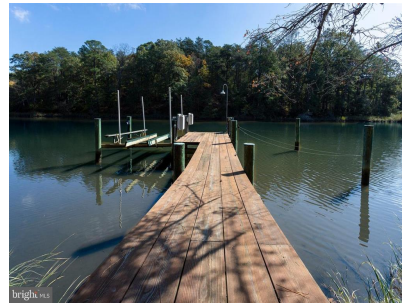
Back deck and outdoor living.



Lighted walk through the woods.



Quiet anchorage.



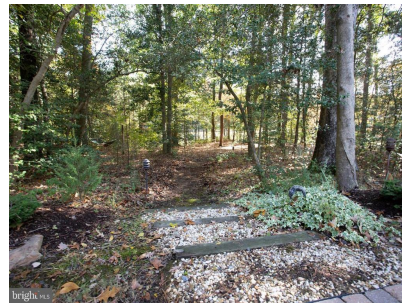
Dock with five planks across.



Exceptional canoe and kayak opportunities.



Bolingbroke Creek, minutes to Cambridge.



Habitat with a host of wildlife.



Natural tidewater setting.



Fenced Kennel with concrete slab.



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