

Welcome to the West River
1027 BACK BAY BEACH RD.



5 BEDROOMS, 5 BATHS
OFFERED FOR \$1,575,000
WWW.1027BACKBAYBEACH.COM

TRAVIS GRAY | c: 301.641.0809
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a: 4 church circle, annapolis, md 21401
AnnapolisWaterFrontGuide.com



“WHEN I FIRST STEPPED INTO THE HOUSE I COULDN’T BELIEVE IT. AMAZING WATER VIEWS FROM VIRTUALLY EVERY ROOM!”

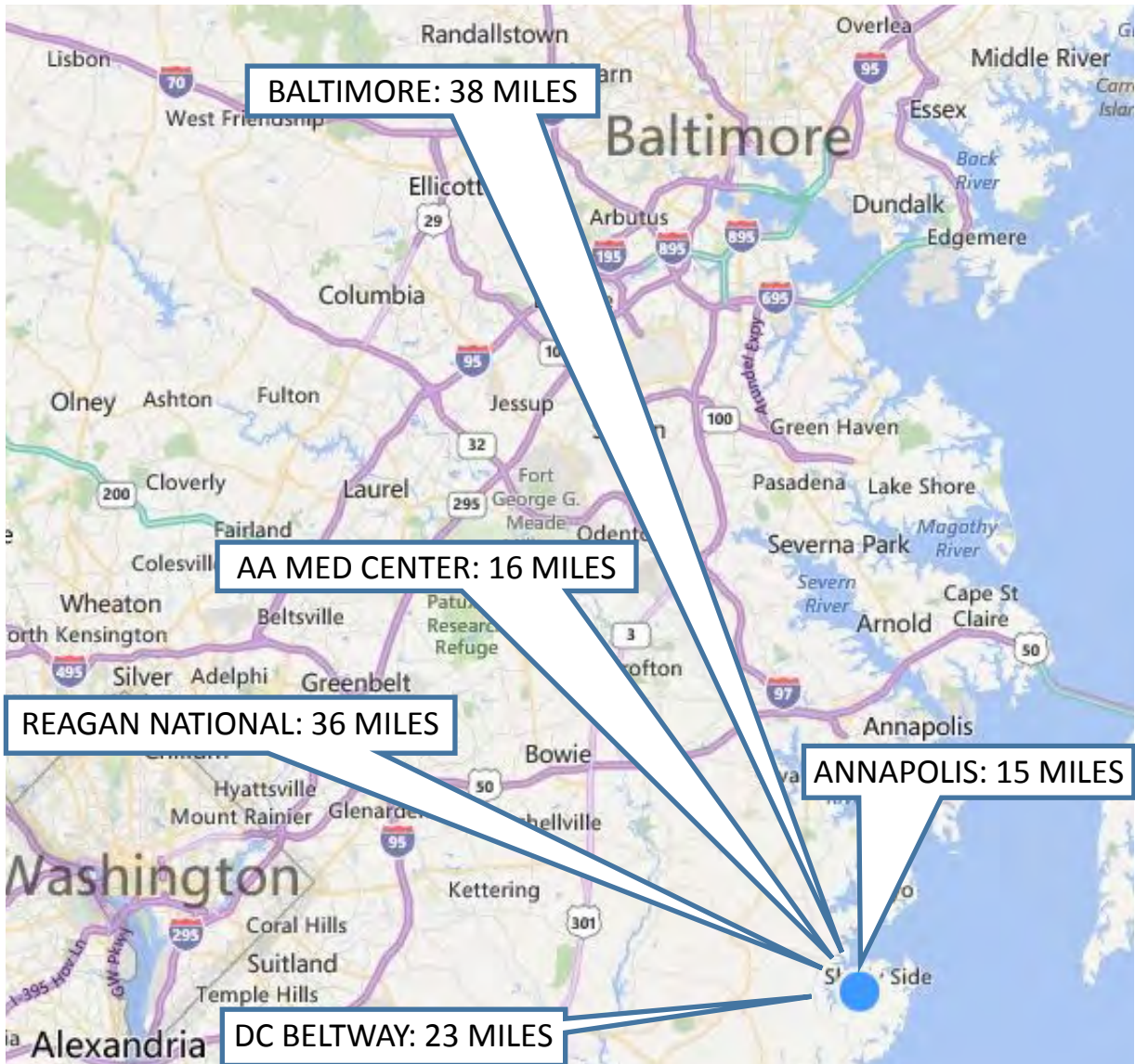


One of the most unique waterfront properties in the entire D.C./Annapolis area, this custom-built home nestles in a quiet waterfront village resting only 60 feet from the beautiful West River. Just a short drive to the D.C. Beltway and only 15 miles to Annapolis. In a few minutes you can drive your boat from the deep-water pier to Galesville for a crabcake sandwich. Maybe later you’ll cross the Bay on a sunset cruise to St. Michaels for an unforgettable dinner. Or perhaps you’ll slip your kayak or paddle board into the calm waters of South Creek and explore the fascinating shoreline where waterfowl abound.

**All information is deemed to be accurate but not guaranteed.*

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1047 BACK BAY BEACH RD



- ◆ 4,307 SQFT CUSTOM HOME WITH EXPANSIVE WATER VIEWS OF THE WEST RIVER
- ◆ SOLID MAHOGANY DUTCH FRONT DOOR
- ◆ LARGE COVERED DECK ENHANCES OUTDOOR LIVING SPACE
- ◆ CUSTOM HIDDEN BLINDS AND SCREEN DOORS
- ◆ 10' CEILINGS THROUGHOUT MAIN LEVEL AND EXTRA-WIDE BASEBOARD TRIM
- ◆ ANDERSEN DOUBLE PANE WINDOWS THROUGHOUT
- ◆ TRANSOM AND CASEMENT WINDOWS THAT MAXIMIZE NATURAL SUNLIGHT AND ENHANCE WATER VIEWS
- ◆ CONVENIENT LOCATION WITH AN EASY COMMUTE TO ANNAPOLIS, WASHINGTON D.C., AND BALTIMORE



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KITCHEN



- ◆ OPEN FLOOR PLAN IDEAL FOR ENTERTAINING
- ◆ GORGEOUS NATURAL WOOD PROVENZA PORCELAIN HEATED TILE FLOOR
- ◆ CUSTOM LIGHTING INCLUDES RECESSED LIGHTS, OVER THE BAR GLOBE LIGHTS, AND UNDER AND ABOVE CABINET LIGHTING
- ◆ OVERSIZED 10.5' BY 4.5' GRANITE BREAKFAST BAR
- ◆ GRANITE COUNTERS WITH WHITE TILE BACKSPLASH AND MIRAGE STONE CASCADE ABOVE-RANGE DESIGN
- ◆ CUSTOM STARMARK CABINETS INCLUDING SOFT-CLOSE DRAWERS AND GLASS FRONT CABINETS WITH AMBIANCE LIGHTING
- ◆ GLASS FRENCH DOORS LEAD TO WATERSIDE DECK AND OFFER STUNNING WATER VIEWS



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KITCHEN



- ◆ EXTRA LARGE PORCELAIN WHITE HOUSE FARM SINK WITH KOHLER FAUCET
- ◆ GE MONOGRAM 42" SIDE-BY-SIDE REFRIGERATOR WITH WATER DISPENSER AND ICE-MAKER
- ◆ REVERSE OSMOSIS SYSTEM FOR SINK AND REFRIGERATOR
- ◆ STAINLESS STEEL APPLIANCES
 - ◆ GE MONOGRAM 48" PROFESSIONAL DUAL FUEL RANGE WITH 6 BURNERS AND GRILL AND 42" HOOD INSERT
 - ◆ SHARP 30" MICROWAVE DRAWER
 - ◆ GE MONOGRAM BUILT-IN WINE REFRIGERATOR
 - ◆ GE DISHWASHER



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LIVING AND DINING ROOMS



- ◆ WALL OF WINDOWS OFFER SWEEPING VIEWS OF WEST RIVER
- ◆ ART DECO CROWN MOLDING
- ◆ RECESSED LIGHTS AND CUSTOM LIGHTING
- ◆ WOOD-BURNING FIREPLACE WITH CUSTOM TILE TRIM AND CLASSIC WOOD MANTLE
- ◆ UNDER FIREPLACE BUILT-IN BENCH SEAT WITH WOOD STORAGE
- ◆ FIREPLACE PREPPED TO CONVERT TO GAS
- ◆ LIVING ROOM OPENS TO WATERSIDE DECK
- ◆ DINING ROOM OPENS TO GRILLING DECK AND LARGE BACKYARD
- ◆ PROVENZA NATURAL WOOD PORCELAIN HEATED TILE FLOOR



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MAIN LEVEL



- ◆ PROVENZA NATURAL WOOD PORCELAIN HEATED TILE FLOOR THROUGHOUT MAIN LEVEL WITH 4 HEATING PADS
- ◆ OFFICE OR 6TH BEDROOM WITH SEPARATE DOOR TO WATERSIDE DECK
- ◆ FULL BATH WITH TILE FLOOR, CUSTOM FAUCET, LIGHTING, ANTIQUE VANITY SINK, AND STONE AND TILE SHOWER
- ◆ LARGE STORAGE CLOSET WITH SHELVING PREPPED TO BE CONVERTED TO ELEVATOR
- ◆ MUDROOM
 - ◆ BUTCHER BLOCK COUNTER WITH DEEP WASH SINK
 - ◆ ADDITIONAL SAMSUNG STAINLESS STEEL FRENCH DOOR REFRIGERATOR WITH WATER DISPENSER AND ICE-MAKER
 - ◆ EXTERIOR DOOR TO BACKYARD



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MASTER SUITE



- ◆ FRENCH DOORS OPEN TO SPACIOUS MASTER SUITE
- ◆ WALK-OUT TO UPPER LEVEL WATERSIDE DECK
- ◆ LARGE WALK-IN CLOSET WITH BUILT-IN ORGANIZERS AND SHELVES
- ◆ AMERICAN CHERRY HARDWOOD FLOORS
- ◆ SPA-LIKE MASTER BATH
 - ◆ FREE-STANDING PORCELAIN SOAKING TUB
 - ◆ DOUBLE SINKS WITH HONED GRANITE
 - ◆ CUSTOM MIRRORS, LIGHTING, AND CABINETS
 - ◆ FLAGSTONE TILE FLOOR AND CUSTOM WALK-IN SHOWER WITH BENCH

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SECOND LEVEL BEDROOMS 2 & 3



- ◆ SPACIOUS BEDROOMS WITH LOTS OF NATURAL LIGHT
- ◆ GLEAMING AMERICAN CHERRY HARDWOOD FLOORS
- ◆ EN-SUITE FULL BATH
 - ◆ CUSTOM LIGHTING
 - ◆ CUSTOM MIRRORS AND VANITY SINK WITH GRANITE
 - ◆ CROSS-CUT TRAVERTINE TILE FLOOR
- ◆ OFFICE/BEDROOM
 - ◆ EXPANSIVE WATER VIEWS
 - ◆ GLASS FRENCH DOORS WITH HIDDEN SCREEN TO WATERSIDE DECK

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SECOND LEVEL BEDROOM 4



- ◆ SPACIOUS BEDROOMS WITH LOTS OF NATURAL LIGHT
- ◆ LARGE WINDOWS WITH HIDDEN BLINDS
- ◆ GLEAMING AMERICAN CHERRY HARDWOOD FLOORS
- ◆ EN-SUITE FULL BATH
 - ◆ CUSTOM LIGHTING
 - ◆ CUSTOM MIRRORS AND WASH CABINETS
 - ◆ TILE FLOORS

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THIRD LEVEL



- ◆ LARGE ROOM PERFECT FOR 5TH BEDROOM OR RECREATION ROOM
- ◆ EN-SUITE FULL BATH WITH TILE FLOOR, CUSTOM LIGHTING, SINK, AND COUNTER
- ◆ WALL-TO-WALL CARPET WITH EXTRA THICK PADDING
- ◆ ACCESS TO TWO HUGE STORAGE AREAS



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LAUNDRY ROOM AND STORAGE CLOSETS



- ◆ BEDROOM LEVEL LAUNDRY ROOM
- ◆ BUTCHER BLOCK COUNTER WITH LARGE WASHSINK
- ◆ EXTRA CABINERY FOR OPTIMUM STORAGE
- ◆ CONVENIENT CLOTHING DRYING ROD
- ◆ WHIRLPOOL DUET FULL-SIZE FRONT LOADING STEAM DRYER AND HIGH EFFICIENCY WASHER
- ◆ FROSTED GLASS DOOR TO HALL
- ◆ UPPER LEVEL HALLWAY LINEN CLOSET PREPPED TO BE CONVERTED TO AN ELEVATOR

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WATER FEATURES



- ◆ 300' PIER WITH WATER, ELECTRIC, AND FLOATING DOCKS
- ◆ BOAT LIFT AND PERSONAL WATERCRAFT LIFT
- ◆ ELECTRIC HOIST AND 3 DOCK BOXES
- ◆ SHORELINE RIP RAP
- ◆ COMMUNITY BOAT RAMP



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EXTERIOR FEATURES



- ◆ INVISIBLE DOG FENCE
- ◆ LARGE PRIVATE PROFESSIONALLY LANDSCAPED YARD WITH PRIVACY FENCE
- ◆ GRILLING DECK OFF DINING ROOM, PERFECT FOR ENTERTAINING
- ◆ EXTRA-WIDE TWO CAR GARAGE, 10' WIDE REMOTE CONTROLLED AUTOMATIC DOORS
- ◆ GARAGE AIR CONDITIONER WITH REMOTE CONTROL
- ◆ GARAGE WORKSPACE WITH CABINETRY FOR TONS OF STORAGE
- ◆ ABOVE GARAGE CURRENTLY USED FOR ADDITIONAL STORAGE BUT CAN BE CONVERTED TO AN APARTMENT WITH PRIVATE ENTRANCE
- ◆ PLENTY OF OFF-STREET PARKING FOR RESIDENTS AND GUESTS



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ADDITIONAL FEATURES



- ◆ CENTRAL VACUUM
- ◆ ROUGH-IN FOR ELEVATOR
- ◆ ADT MOTION AND SENSOR SECURITY SYSTEM IN MAIN HOUSE AND GARAGE
- ◆ NAVIEN TANKLESS WATER HEATER
- ◆ EASY WATER SYSTEM 2000 WATER CLEANING SYSTEM
- ◆ METERED WATER FOR EFFICIENT WATER BILLING
- ◆ WHOLE HOUSE GENERATOR
- ◆ EASY ACCESS MECHANICAL/ELECTRICAL ROOM
- ◆ CARRIER INFINITY DUAL-ZONED HVAC WITH HUMIDIFIERS AND PROGRAMMABLE THERMOSTATS
- ◆ EFFICIENT FOAM INSULATION THROUGHOUT HOME
- ◆ HOMEOWNER DVD SHOWING LOCATION OF ALL PIPES IN HOME



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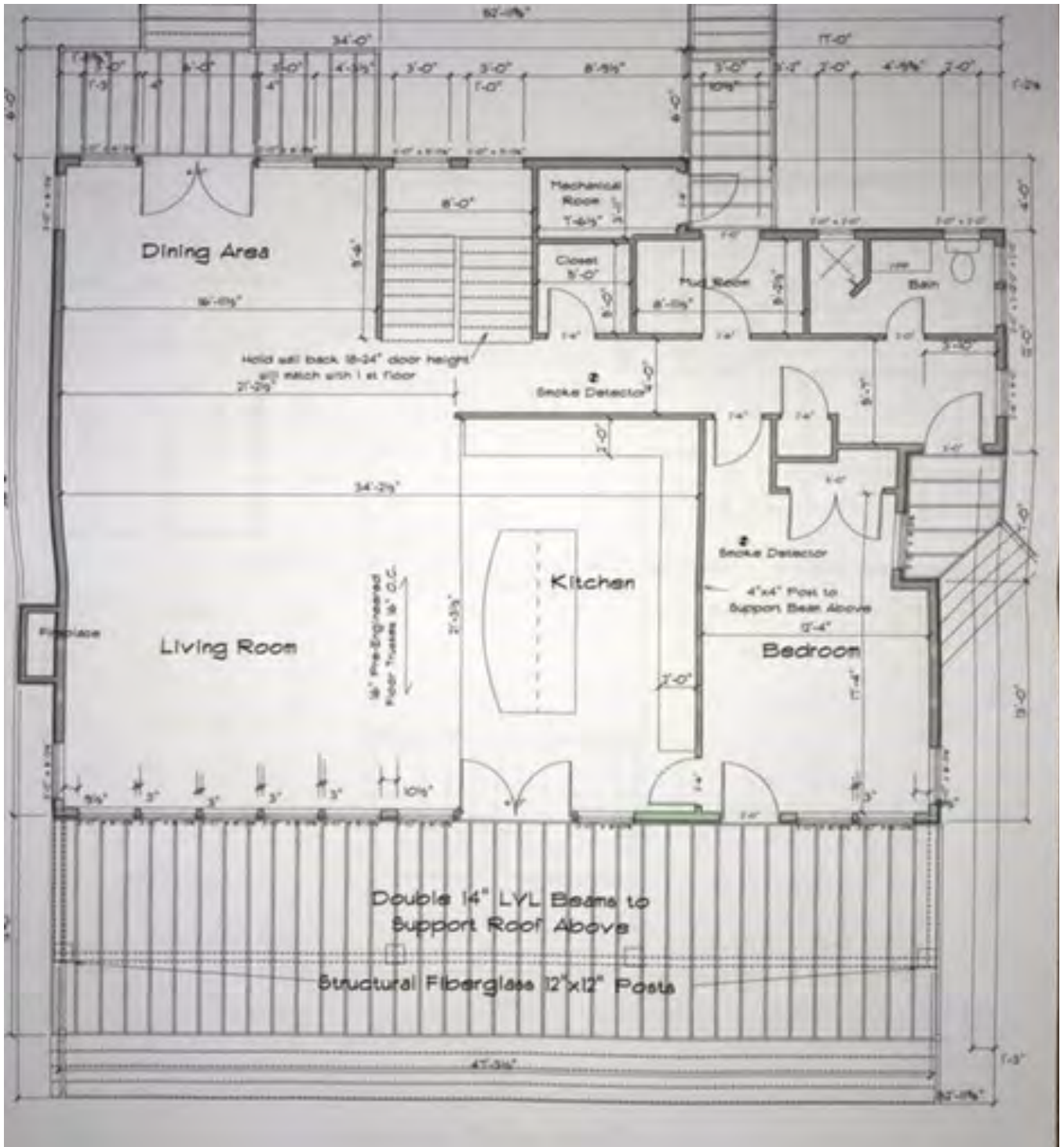
The view is jaw-dropping—the beautiful West River as far as the eye can see! Sit back and relax on the huge front porch. Invite a lot of friends; invite a few friends; or lean back alone with a cold drink, take in the astonishing view, and feel the last shadow of stress from the day slip away.



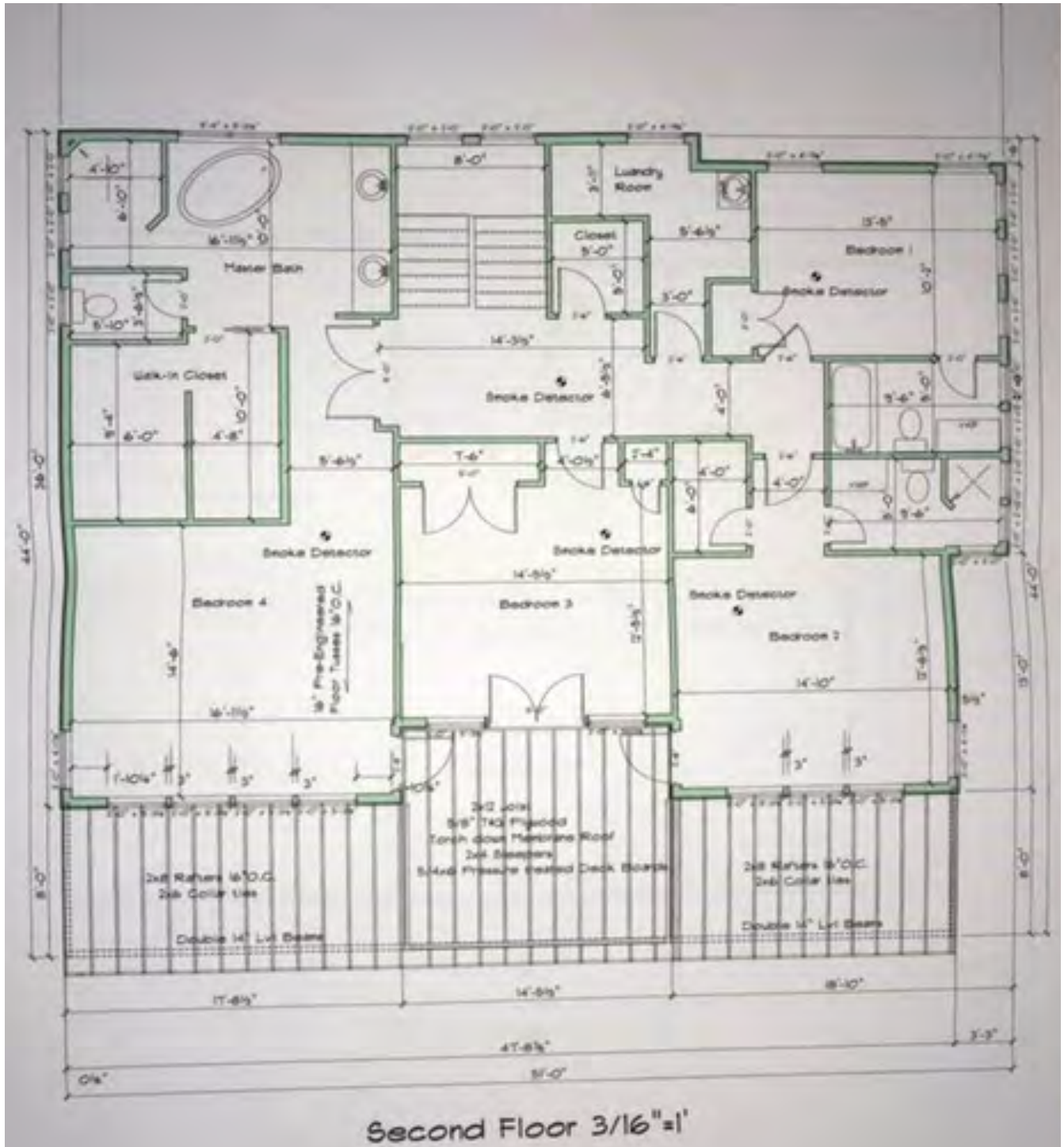
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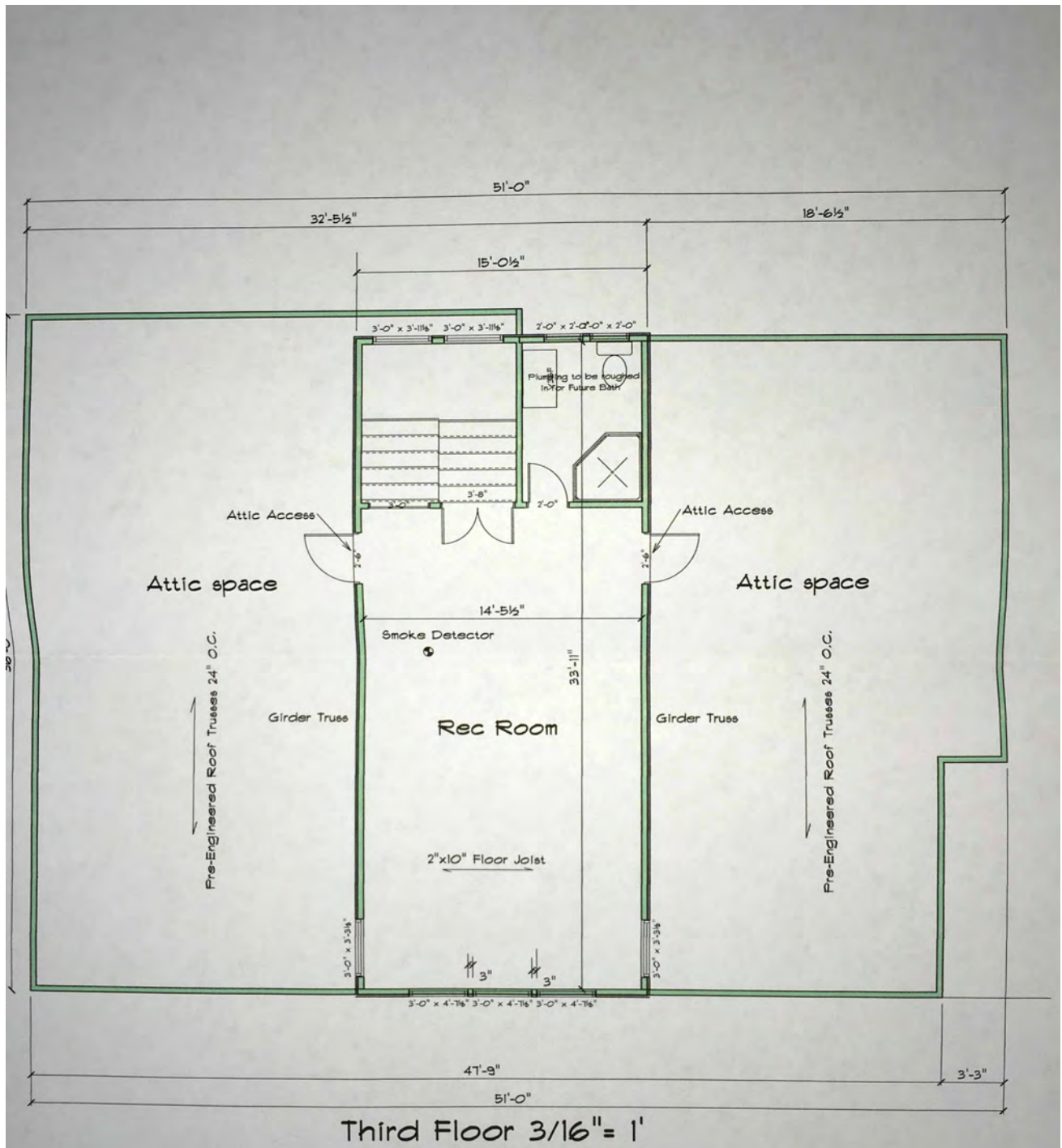
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



AA9670314



Residential Synopsis - Agent

1027 BACK BAY BEACH RD WEST RIVER, MD 20778-2215

Status: ACTIVE
List Price: \$1,675,000
Ownership: Fee Simple - Sale
BR/FB/HB: 5/5/0
Lot AC/SF: 0.26 / 11,250.00
Lvis/Fpls: 3 / 1
Tot Fin SF: 4307
Tax Living Area: 4,307
Year Built: 2012
Total Tax: \$8,647
Tax Yr: 2015
Ground Rent:
Style: Craftsman
Type: Detached



Transaction Type: Standard

Auction: No

Legal Sub: Back Bay Beach

HOA Fee: /

Adv. Sub: Back Bay Beach

C/C Fee: /

Model:

Other Fee: /

C/C Proj Name:

Tax Map:

Liber:

Folio:

Parcel: 177

Block/Square: 2

Lot: 34

ADC Map: -

Area:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	5	1	3	1			ES: CALL SCHOOL BOARD
FB:	5	1	3	1			MS: CALL SCHOOL BOARD
HB:	0	0	0	0			HS: CALL SCHOOL BOARD

*School information is provided by independent third party sources and should not be relied upon without verification.

Exterior: Deck, Decks - Multiple, Electric Fence, Fenced - Partia

Exposure:

Exterior Const: Composition

Roofing:

Other Structures: Above Grade

Lot Desc: Landscaping, Water Access, Water Front, Water View

Basement: No

Parking: Garage

Gar/Crpt/Assgd Spaces: 2//

Heating System: Heat Pump(s)

Heating Fuel: Electric

Water: Well

Hot Water: Tankless Water Heater, Instant Hot Water

Cooling System: Heat Pump(s)

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Soil Type:

Appliances:

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop(s) - Granite, Fireplace Mantel(s), Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Shades / Blinds, Tub - Soaking, Vanities - Double, Wall to Wall Carpeting, Wood Floors

HOA/C/C Amenities:

WATER View Accessibility: Water Access, Water Front, Water View

Body of Water: WEST RIVER

Type of Water: River

Distance to Body of Water: Less than 1 Block

Water Frontage: 75

Mean Low Water: 3

Dock Features: Hoist/Lift Electric - Personal W, Hoist/Lift Electric - Boat, Private Pier

List Date: 27-May-2016

Update Date: 01-Jun-2016

DOM-MLS: 11

DOM-Prop: 103

Remarks: Pristine home w/sweeping water views! Custom built w/meticulous attention to details inside&out. Open floor plan w/10' ceilings, gourmet kitchen w/granite & SS, gorgeous porcelain wood tiles on LL & Cherry HW floors on UL. Luxurious master w/freestanding tub, walk-in closet, dbl sinks, & waterside balcony. Bonus 3rd floor w/full BA & storage plus extra large garage w/upstairs loft. Private pier w/2 lifts.

Directions: Rt. 468 to Chalk Point Rd, bear right at the end on Dunnington Place. Left on Harding Blvd, left on Back Bay Beach Rd.

Show Instructions: Call 1st-Showing Service, , -

Listing Co: Coldwell Banker Residential Brokerage, CBRB43

Phone: (410) 263-8686

Fax: (410) 269-5635

Listing Agent: TRAVIS GRAY

Home: (301) 641-0809

Fax:

Office: (410) 263-8686

Pager:

Cell: (301) 641-0809

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RESIDENTIAL BROKERAGE



If either party does not agree to dual agency, the real estate company must withdraw the agency agreement for that particular property with either the buyer or seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate company. If the buyer's agreement is terminated, the buyer may choose to enter into a written buyer agency agreement with an agent from a different company. Alternatively, the buyer may choose not to be represented by an agent of his or her own but simply to receive assistance from the seller's agent, from another agent in that company, or from a cooperating agent from another company.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

>Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.

>Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.

>All agreements with real estate brokers and agents should be in writing and should explain the duties and obligations of both the broker and the agent. The agreement should explain how the broker and agent will be paid and any fee-sharing agreements with other brokers and agents.

>You have the responsibility to protect your own interests. You should carefully read all agreements to make sure they accurately reflect your understanding. A real estate agent is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate agent may be filed with the Real Estate Commission at 500 North Calvert Street, Baltimore, MD 21202. (410) 230-6206.

We, the Sellers/Landlord Buyers/Tenants acknowledge receipt of a copy of this disclosure and that Coldwell Banker (firm name) and Travis Gray (salesperson) are working as:

(You may check more than one box but not more than two)

- seller/landlord's agent
- co-operating agent (representing seller/landlord)
- buyer's /tenant's agent
- intra-company agent/dual agent **(CHECK BOX ONLY IF CONSENT FOR DUAL AGENCY FORM HAS BEEN SIGNED)**

Signature	(Date)	Signature	(Date)
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I certify that on this date I made the required agency disclosure to the individuals identified below and they were **unable or unwilling** to acknowledge receipt of a copy of this disclosure statement

Name of Individual to whom disclosure made	Name of Individual to whom disclosure made
--	--

Agent's Signature Travis Gray	(Date)
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Buyer Notes: