

\$10,250,000 - 3182 Harness Creek Rd, Annapolis

MLS® #MDAA2123314

\$10,250,000

4 Bedroom, 5.50 Bathroom, 5,375 sqft

Residential on 1.04 Acres

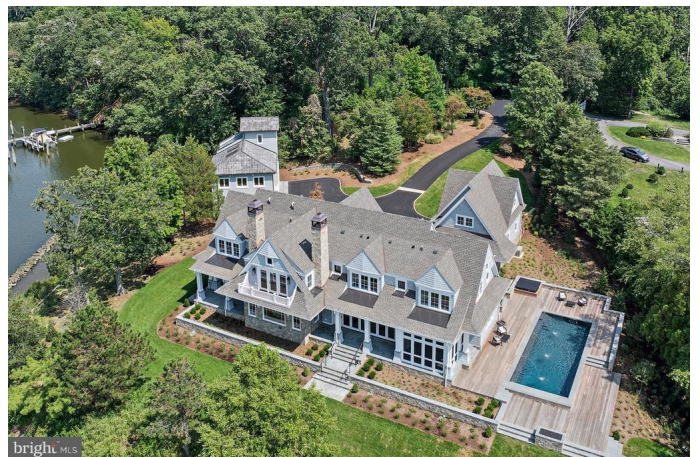
HARNESS CREEK, Annapolis, MD

Incredible value for this newly completed waterfront estate – now offered at \$10,250,000. This brand-new, never-lived-in residence offers an exceptional opportunity to own a luxury home on 1.04 acres along the protected waters of Aberdeen Creek, just ten minutes from Annapolis City Dock.

Designed by Hammond Wilson Architects and built by award-winning Pyramid Builders, the home was created to embrace its remarkable setting and showcase the best of waterfront living in Annapolis.

With nearly 380 feet of shoreline, the property features a 125-foot private pier with 6' MLW at mid-dock and 10' at the end, three boat slips with water, electric, and lighting, plus a floating dock and a rare boathouse with traveler hoist and lift – amenities seldom found today. The approach is along a private road adjacent to Great Frogs Winery, offering immediate privacy and exclusivity. The grounds, designed by Campion Hruby Landscape Architects, blend natural beauty with refined design, including stonework, and thoughtful plantings that frame views of the creek.

Outdoor living spaces are designed for effortless enjoyment of the water and include a heated saltwater pool with Ipe decking, fountains, and counter-current swim jets. A bluestone patio with gas fire pit, hot tub, and screened porch with retractable NanaWall doors extends the living space outdoors, while a full outdoor kitchen makes entertaining simple and sophisticated.



Inside, interiors by Erin Page Pitts reflect light, warmth, and balance. English white oak floors, expansive windows, and an open layout ensure the water remains a focal point. The chef’s kitchen features Wolf appliances, custom cabinetry, dual islands, and a catering pantry, complemented by a 1,200-bottle wine cellar.

The upper level includes four spacious ensuite bedrooms, each with a private bath and custom finishes. The primary suite features expansive water views, a private balcony and fireplace, a spa-inspired bath, and ample closet space. Flexible room space throughout the home accommodates offices, studios, or fitness areas.

Modern technology and quality are at the core of the design, including Ketra lighting, Sonos surround sound, custom AV, geothermal heating and cooling, NuCedar siding, and a 50-year architectural roof. Garage space for at least five vehicles includes a two-car attached garage with climate-controlled storage and a detached three-car garage with half bath and flexible space.

This never-occupied estate represents a rare opportunity to own a thoughtfully designed and impeccably built waterfront home in Annapolis—where architecture, craftsmanship, and natural beauty converge. Please do not drive down the private road without an appointment.

Built in 2025

Essential Information

MLS® #	MDAA2123314
Price	\$10,250,000
Bedrooms	4
Bathrooms	5.50
Full Baths	5
Half Baths	1

Square Footage	5,375
Acres	1.04
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active

Community Information

Address	3182 Harness Creek Rd
Subdivision	HARNESS CREEK
City	Annapolis
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21403

Amenities

Amenities	Built-Ins, Master Bath(s), Soaking Tub, Bathroom - Walk-In Shower, Butlers Pantry, CeilingFan(s), Crown Molding, Pantry, Master Bedroom - Bay Front, Sound System, Wainscotting, Wet Bar/Bar, Wine Storage
Parking	Paved Driveway
# of Garages	5
Garages	Garage - Front Entry, Oversized
View	Scenic Vista, Water
Is Waterfront	Yes
Waterfront	Creek
Has Pool	Yes
Pool	Heated, Saltwater, Gunite, Lap

Interior

Interior Features	Floor Plan-Open
Appliances	Refrigerator, Washer, Water Heater, Built-In Microwave, Built-In Range, Dishwasher, Dryer, Icemaker, Oven-Double, Oven/Range-Gas, Range hood, Six burner stove, Water Conditioner
Heating	Zoned
Cooling	Central A/C, Ceiling Fan(s), Zoned
Has Basement	Yes
Basement	Full, Partially Finished, Sump Pump, Walkout Stairs
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas/Propane, Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior Features	Boat Storage, Udrgrd Lwn Sprnklr, Outbuilding Apartment, BBQ Grill, Exterior Lighting, Extensive Hardscape, Gutter System, Lawn Sprinkler, Water Fountains, Balcony, Porch(es), Porch-screened, Deck(s), Patio, Flood Lights, Gunite, Breezeway
Lot Description	Bulkheaded, Landscaping, Rip-Rapped, Secluded, Poolside, Lot Premium, Private
Windows	Insulated, Screens, Wood Frame
Roof	Architectural Shingle
Foundation	Other
Other Structures	Boat House, 2nd Garage

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 3rd, 2025
Days on Market	64
Zoning	R2

Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on November 5th, 2025 at 5:17am EST