

# \$1,199,000 - 2762 Bon Haven Ln, Annapolis

MLS® #MDAA2101278

**\$1,199,000**

3 Bedroom, 2.00 Bathroom, 1,809 sqft

Residential on 1.13 Acres

BON HAVEN, Annapolis, MD

Welcome to this waterfront ranch home in the highly sought-after community of Bon Haven, situated on over an acre of serene land along the beautiful South River. This renovated gem, complete with a new private pier and boat access, offers an idyllic lifestyle for water enthusiasts and nature lovers alike. This property is back on the market due to financing falling through for the buyer!

As you arrive, you'll be greeted by an expansive front yard and a spacious driveway leading to the front porch. Step inside to discover the warmth of beautifully renewed hardwood floors that flow seamlessly throughout the main living areas.

The living room features a charming wood-burning fireplace with a custom marble mantle, creating a cozy focal point as well as a large picture windows offering lots of natural light! From here, enter the oversized family room, complete with another wood-burning fireplace, custom wood mantle, and direct access to the backyard, water views, and pier. This space also connects to the attached two-car garage.

The renovated eat-in kitchen boasts custom cabinetry, granite countertops, and new LVP flooring. Natural light filters through the newly installed Roman shades, adding a touch of elegance to this functional space.



Down the hallway, you'll find the private primary suite with an en-suite bathroom and a walk-in closet. Two additional generously sized bedrooms and a large hall bathroom provide ample space for family or guests.

The lower level offers a substantial unfinished basement, laundry room, separate room for home gym or office and lots of storage space - all ready for customization to suit your recreational needs.

Recent updates include:

- \*Remodeled kitchen
- \*New HVAC system
- \*Water heater and water softening system
- \*Privacy fencing
- \*Fresh paint and updated flooring
- \*Newly built private pier
- \*The property also includes a charming chalet/boat house and a tram, both sold in "as-is" condition.

Enjoy endless water activities on the South River, including power boating, canoeing, kayaking, personal watercraft, sailing, waterskiing, swimming, and fishing.

All that's left to do is move in and embrace the beauty of waterfront living. Don't miss your chance to tour this incredible property and experience the charm of all four seasons on the South River!

Built in 1960

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | MDAA2101278 |
| Price     | \$1,199,000 |
| Bedrooms  | 3           |
| Bathrooms | 2.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,809       |
| Acres          | 1.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Rancher     |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2762 Bon Haven Ln |
| Subdivision | BON HAVEN         |
| City        | Annapolis         |
| County      | ANNE ARUNDEL-MD   |
| State       | MD                |
| Zip Code    | 21401             |

### Amenities

|               |                                                                                                                                                       |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Attic/House Fan, CeilingFan(s), Entry Lvl BR, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Water Treat System, Shades/Blinds, Wood Floors |
| Parking       | Asphalt Driveway                                                                                                                                      |
| # of Garages  | 2                                                                                                                                                     |
| Garages       | Built In, Garage - Front Entry                                                                                                                        |
| View          | Scenic Vista, Trees/Woods, Water, River                                                                                                               |
| Is Waterfront | Yes                                                                                                                                                   |
| Waterfront    | River                                                                                                                                                 |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                   |
| Appliances        | Dishwasher, Disposal, Range hood, Water Conditioner, Water Heater |
| Heating           | Baseboard - Hot Water, Heat Pump - Oil BackUp                     |
| Cooling           | Central A/C                                                       |
| Has Basement      | Yes                                                               |
| Basement          | Full, Poured Concrete, Unfinished                                 |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 2                                                                 |
| Fireplaces        | Brick, Mantel(s), Screen, Wood                                    |
| # of Stories      | 1                                                                 |

Stories1 Story

Exterior

ExteriorBrick and Siding

Exterior FeaturesExterior Lighting, Gutter System, Outbuilding Apartment, Play Area, Patio, Fenced-Fully, Picket Fence, Fenced-Rear, Vinyl Fence, Privacy Fence

Lot DescriptionCleared, Fishing Available, Front Yard, Landscaping, Level, Rear Yard, Private, Partly Wooded

WindowsDouble Pane, Insulated, Screens, Storm, Vinyl Clad

RoofShingle

FoundationPermanent

Other StructuresShed, Boat House

School Information

DistrictANNE ARUNDEL COUNTY PUBLIC SCHOOLS

ElementaryROLLING KNOLLS

MiddleBATES

HighANNAPOLIS

Additional Information

Date ListedJanuary 17th, 2025

Days on Market193

ZoningR2

Listing Details

Listing OfficeKeller Williams Select Realtors of Annapolis



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