

\$950,000 - 319 Epping Way, Annapolis

MLS® #MDAA2129940

\$950,000

4 Bedroom, 3.50 Bathroom, 2,659 sqft
Residential on 0.22 Acres

EPPING FOREST, Annapolis, MD

Charming contemporary home in Epping Forest with seasonal water views of Saltworks Creek and the Severn River. This highly sought after private gated waterfront community on the Severn River offers the ideal setting to celebrate the Annapolitan lifestyle. Perfectly located 0.22 acre property with coveted garage, driveway and parking pad is expertly sited to provide privacy, easy access and serene views of woods and water.

This extraordinary 4 bedroom, 3.5 bath home with living space across 3 finished levels provides all the necessary elements for a relaxed and easy resort style living. As you walk into the home the tall vaulted ceiling, natural light, open floor plan and large windows frame the beautiful setting and highlight the lush landscaping and seasonal water views.

The open plan encompassing the Living room with fireplace, Dining area and Kitchen are thoughtfully laid out to accommodate large or intimate gathering with ease. All areas seamlessly flow out to the rear deck, providing the perfect place to dine al fresco and enjoy the peaceful views. The cozy fireplace is the perfect place to gather on a chilly winter night. Designed with both convenience and longevity in mind, the main-level primary suite with fireplace and rear deck access ensures a home that gracefully adapts to every stage of life.



Head upstairs to enjoy the upper level dedicated to a private and spacious secondary Primary bedroom with double closets and ensuite bath. The lower level provides an additional living area, 2 bedrooms with full bath, laundry room and private patio with outdoor shower.

Exclusive Epping Forest gated community offers fabulous amenities including the clubhouse with waterside bar and grill, deep-water marina, sandy beach, boat ramp, tennis courts, hiking paths plus year-round activities including: July 4th fireworks, Labor and Memorial Day festivities, oyster roast and summer camps. There's so much fun to be had in Epping Forest, great social clubs include the boat club, volleyball leagues, swim team and garden club. Come and enjoy all that Epping has to offer!

Conveniently located to access Downtown Annapolis, head over the Bay Bridge to the Eastern shore or jump on Rt. 50 to get back to Washington, D.C. Annapolis living at its best! Epping Forest is a Special Tax District, (\$1708.89/yr.) with binding Rules & Regulations. Welcome Home!

Built in 1983

Essential Information

MLS® #	MDAA2129940
Price	\$950,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,659
Acres	0.22
Year Built	1983

Type	Residential
Sub-Type	Detached
Style	Contemporary, Craftsman
Status	Active

Community Information

Address	319 Epping Way
Subdivision	EPPING FOREST
City	Annapolis
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21401

Amenities

Amenities	Master Bath(s), Entry Lvl BR, Carpet, CeilingFan(s), Skylight(s), Exposed Beams, Recessed Lighting, Wood Floors, Built-Ins, Soaking Tub, Bathroom - Walk-In Shower
# of Garages	2
Garages	Garage Door Opener, Garage - Front Entry, Additional Storage Area
View	Water, Trees/Woods, Scenic Vista
HOA Amenities	Basketball Courts, Boat Ramp, Club House, Common Grounds, Pier/Dock, Tot Lots/Plygrd, Gated Community, Marina Club, Party Room, Tennis Courts, Water / Lake Priv, Bar/Lounge, Picnic Area, Billiard Room

Interior

Interior Features	Floor Plan-Open
Appliances	Exhaust Fan, Washer, Dryer, Dishwasher, Microwave, Refrigerator, Stainless Steel Appliances, Oven/Range-Gas, Water Heater
Heating	Forced Air, Programmable Thermostat
Cooling	Central A/C, Ceiling Fan(s), Programmable Thermostat
Has Basement	Yes
Basement	Fully Finished, Full, Improved, Walkout Level, Daylight, Full, Outside Entrance, Rear Entrance, Connecting Stairway, Interior Access, Heated, Windows
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mantel(s), Brick, Fireplace - Glass Doors
# of Stories	3
Stories	3

Exterior

Exterior	Wood
Exterior Features	Exterior Lighting, Deck(s), Extensive Hardscape, Outside Shower, Patio
Lot Description	Backs to Trees, Landscaping, Lot Premium, Private, Partly Wooded
Windows	Skylights
Foundation	Other

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 31st, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	TTR Sotheby's International Realty
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Listing information last updated on November 3rd, 2025 at 8:31pm EST