

\$729,000 - 12163 Snug Harbor Rd, Berlin

MLS® #MDWO2034000

\$729,000

5 Bedroom, 3.50 Bathroom, 3,410 sqft
Residential on 0.15 Acres

BAYSIDE OCEAN CITY, Berlin, MD

"Quality by Design" is the motto of this well built Toll Brothers home. It has been immaculately maintained and improved upon by the current owner who is a licensed Maryland plumber and it shows with elegant fixtures, new granite countertops, and an enhanced water pressure system. Too many upgrades to list have been done. This highly respected tradesman and his associates ensured every improvement was done with the highest level of craftsmanship and attention to detail. Words can not describe you must see this property for yourself. The kitchen cabinets have been painted a rich navy blue bringing in the nautical and coastal feel of the property. Kitchen appliances are brand new in 2019 and have been gently used and appear like new. This owner used the property as an occasional weekend retreat and they have not rented. It comes fully furnished with high quality furnishings and professional decorating. Several large screen tvs are included as well as custom woodwork, fine tile, new paint inside and out. The nicely landscaped yard is maintained by the hoa and includes a stone patio and seal coated driveway. Exterior trim has been painted and siding pressure washed in 2023. The home looks new. Two car detached garage can be used to store cars or hold gatherings and is finished as an extension of the living area. Top floor of home is an exceptional guest suite or additional owners suite with its own full bath. This property has a highly desirable location and is



rich in included amenities. Formally included in the Landings at Bayside Community but also part of the exclusive Snug Harbor community. Just a short walk toward the end of Snug Harbor Rd are bay views and multi-million dollar homes with boat access on the canals. Also view the bay and Assateague Island while walking the perimeter of the Landings at Bayside community. Look down the canal and see Assateague Island from the backyard of this property. A large pond known to attract unique waterfowl by birding enthusiasts is at the center of the community with an attractive clubhouse gracing the waters edge. The Landings community offers indoor and outdoor swimming pools, tennis, pickleball and basketball courts, a gazebo and tot lot, club house with large meeting room, fitness center, locker rooms, billiard/foosball/arcade room. Outside is a large floating Kayak dock with onsite kayak storage. A separate crabbing pier extends to the end of Snug Harbor with views north to ocean City and South to the Verrazano bridge leading to Assateague Island state and national parks. Your choice of a beach destination in Ocean City or Assateague, either of which are minutes away. Plenty of shopping and dining in nearby West-O and historic charm of downtown Berlin shops, farmers markets, annual festivities. A golfers paradise tucked between Eagles Landing, Rum Pointe, Ocean City golf club and Glen Riddle's Man O War and War Admiral courses just minutes away. Venture a little further to a dozen other championship courses on the eastern shore.

Built in 2006

Essential Information

MLS® #	MDWO2034000
Price	\$729,000

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,410
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Coastal, Colonial
Status	Active

Community Information

Address	12163 Snug Harbor Rd
Area	West Ocean City (85)
Subdivision	BAYSIDE OCEAN CITY
City	Berlin
County	WORCESTER-MD
State	MD
Zip Code	21811

Amenities

Amenities	Crown Molding, Soaking Tub, Bathroom - Walk-In Shower, CeilingFan(s), Pantry, Recessed Lighting, Master Bath(s), Walk-in Closet(s), Shades/Blinds
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener
Has Pool	Yes
HOA Amenities	Bike Trail, Club House, Common Grounds, Community Ctr, Exercise Room, Fitness Center, Game Room, Jog/walk Path, Meeting Room, Party Room, Pier/Dock, Pool-Indoor, Pool-Outdoor, Rec Center, Tot Lots/Plygrd, Tennis Courts

Interior

Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrg/Frz, Oven/Range-Gas, Stainless Steel Appliances, Washer, Water Heater
Heating	Heat Pump(s)
Cooling	Central A/C
Fireplace	Yes

# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Frame, Vinyl Siding
Roof	Shingle
Foundation	Slab

School Information

District	WORCESTER COUNTY PUBLIC SCHOOLS
----------	---------------------------------

Additional Information

Date Listed	October 14th, 2025
Days on Market	19
Zoning	RESIDENTIAL

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
----------------	---------------------------------



© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Northrop Realty participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Northrop Realty are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on November 1st, 2025 at 2:00pm EDT