

\$675,000 - 2022 Sams Way #12a, Annapolis

MLS® #MDAA2124540

\$675,000

2 Bedroom, 2.50 Bathroom, 1,923 sqft

Residential on 0.00 Acres

CHESAPEAKE HARBOUR, Annapolis, MD

Your search ends here! Over \$165,000 in updates in the past two years make this mint-condition, fully renovated waterfront townhouse in Chesapeake Harbour truly move-in ready. Featuring marina views, designer finishes, and a rare 2-car garage, this home stands out for quality and style.

Inside, you'll find engineered hardwood flooring, a custom staircase, solid wood doors, detailed mouldings, and beautifully updated baths and closets. The gourmet kitchen boasts quartz countertops, new cabinetry, tile backsplash, recessed lighting, pantry, stainless steel sink with disposal, and premium appliances—including a KitchenAid side-by-side refrigerator, GE 5-burner gas range, dishwasher, and new 2025 washer/dryer.

The primary suite offers a custom bath and walk-in closet, while the second bedroom with pocket doors is ideal for guests or a home office. Mechanical updates include a new gas hot water heater (2022) and furnace/AC (2018). An oversized garage with generous front storage adds everyday convenience.

Enjoy marina views and access to Chesapeake Harbour's resort-style amenities: two swimming pools, tennis and pickleball courts, fitness center, private beach, marina, and a newly opened waterfront restaurant with outdoor dining and live music on weekends.

Just minutes from Downtown Annapolis, Eastport, the Naval Academy, and area



shopping and dining”with easy access to Washington, DC, Baltimore, and BWI Airport”this home offers the best of Chesapeake Bay living, perfect for a year-round residence or weekend retreat.

Built in 1998

Essential Information

MLS® #	MDAA2124540
Price	\$675,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,923
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Condo, Interior Row/Townhouse
Style	Transitional
Status	Active Under Contract

Community Information

Address	2022 Sams Way #12a
Subdivision	CHESAPEAKE HARBOUR
City	Annapolis
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21403

Amenities

Amenities	Bathroom - Walk-In Shower, Tub Shower, Built-Ins, CeilingFan(s), Chair Railing, Crown Molding, Pantry, Master Bath(s), Walk-in Closet(s), Wood Floors
# of Garages	2
Garages	Additional Storage Area
View	Harbor, Marina
Has Pool	Yes

HOA Amenities	Common Grounds, Gated Community, Jog/walk Path, Picnic Area, Pool-Outdoor, Swimming Pool, Tennis Courts, Other, Beach
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Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer, Intercom, Oven/Range-Gas, Range hood, Refrigerator, Washer, Water Heater
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank
Exterior Features	BBQ Grill, Sidewalks, Street Lights, Private Beach, Sport Court, Tennis Court(s)
Windows	Palladian
Roof	Asphalt
Foundation	Crawl Space

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
High	ANNAPOLIS

Additional Information

Date Listed	September 1st, 2025
Days on Market	60
Zoning	R15

Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on October 30th, 2025 at 10:00pm EDT