

WARDOUR ON THE SEVERN

220 Wardour Drive
Annapolis, MD 21401



THE TRUMPY ESTATE

Premier residence located in Wardour on the Severn provides privacy, views and an elegant setting. Fully updated coastal style interior with brand new master suite, waterside pool and rolling lawn to the water. Three deep-water slips, carriage house & two-car garage. Known as the Trumpy Estate and built by renowned yacht builder. Convenient to DC and Balt.

Georgie Berkinshaw
Certified Residential Specialist and GRI

GBerkinshaw.com | GBerkinshaw@CBMove.com

c: 443.994.4456 • Coldwell Banker Residential Brokerage • o: 410.263.8686



Annapolis Church Circle • Operated by a subsidiary of NRT, LLC



THE TRUMPY ESTATE
220 WARDOUR DRIVE
ANNAPOLIS, MD 21401

WATERFRONT

- 85 ft of waterfront on the Severn River
- 325 ft pier with 3 deep water slips and recently upgraded lifts (\$4,000)
- New pilings (\$30,000)
- New 100 amp power to pier (\$7,500)
- New lighting on pier (\$2,500)
- New flagpole and up-lighting (\$6,000)
- Spacious platform for folding sails
- Bulkheading replaced in 2001

GROUNDS

- Gracious circular drive entrance leads to front bluestone patio
- Established gardens with specimen trees, mature plantings and boxwoods
- Raised garden beds (\$7,500)
- Underground 25-zone sprinkler system
- New lighting in garden and trees (\$2,500)
- New full fence around waterside of property (\$20,000)

MAIN HOUSE

- Originally built in 1948
- Cedar roof replaced and copper gutters added in 2000
- 6 panel solid wood doors
- Warm, dark hardwood floors
- Classically paneled walls
- Custom built-in cabinetry in Library and Lower Level
- Living Room with wood burning fireplace and antique mantel
- Antique limestone trumeau fireplace and mantel from Charente, France
- Pella UV protected windows and doors
- New Wolf range and Meile dishwasher (\$14,000)
- SubZero side-by-side refrigerator and freezer
- Limestone flooring in Mud Room
- Floored attic space for extra storage
- Master Suite completely renovated in 2017 (\$60,000)

All information is deemed reliable, but is not guaranteed.

LOWER LEVEL

- Family Room features Birdseye maple cabinetry and shelving, heated floors, state-of-the-art surround sound system and recessed lighting
- Wine Cellar offers storage for over 2500 bottles with new temperature controlled cooling system (\$1,000)
- Two Bedrooms
- Full Bath with double vanities, granite countertop and limestone shower
- Sauna
- New washer and dryer in Laundry Room (\$2,000)
- Storage room with locked separate closet

MECHANICALS

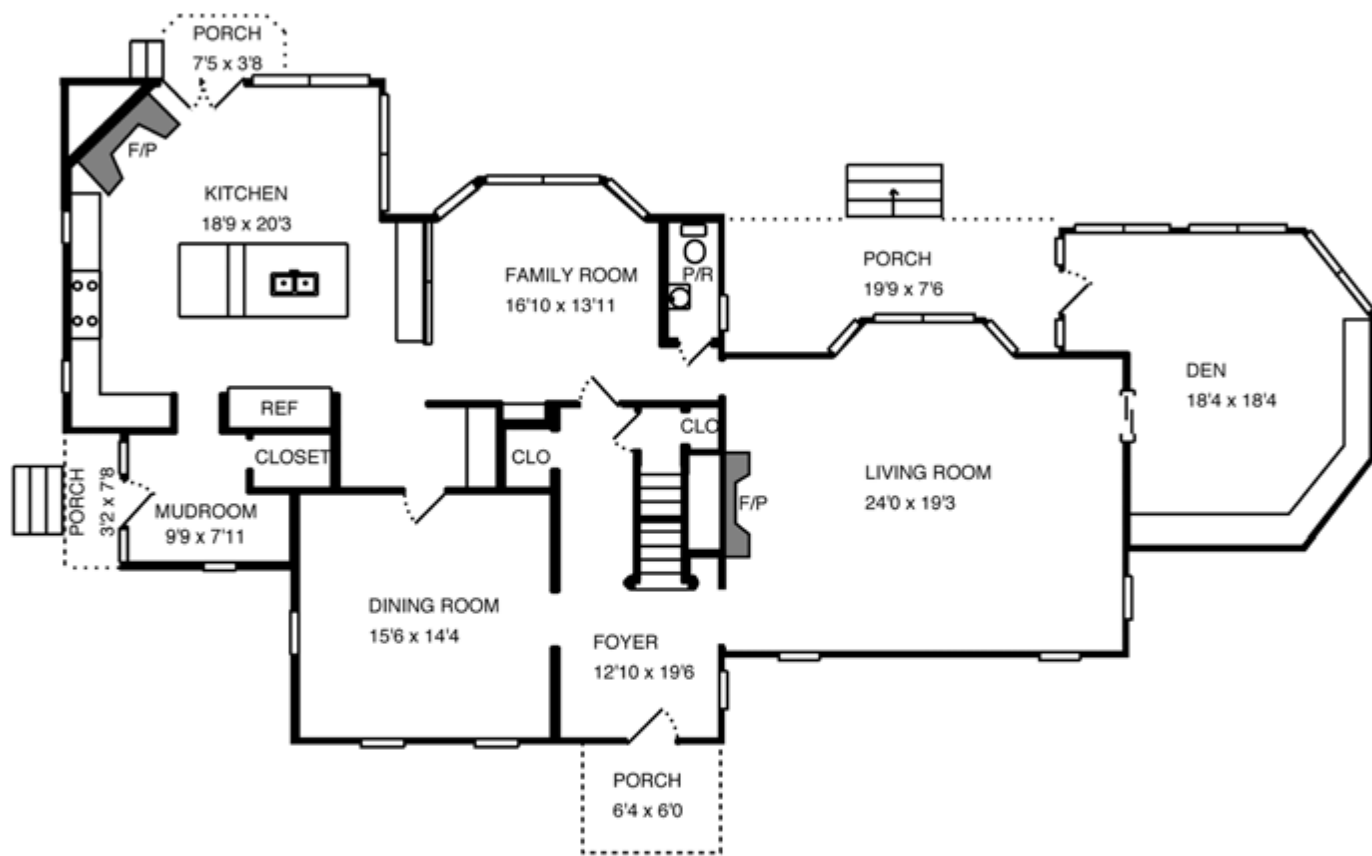
- 3-Zone Trane furnaces (gas with humidifiers)
- 3-Zone central air conditioning
- Gas hot water heater
- High level security system with exterior cameras (cameras - \$2,500)
- House wired for Verizon FIOs
- Electrical panel recently upgraded
- New Control 4 Sound, AV and camera system throughout home and pool house (\$50,000)

CUSTOM BUILT DETACHED OFFICE, POOL HOUSE, GARAGE & POOL

- Designed by Don Libscomb, built by Ilex Construction and Amish Craftsman
- Recently refinished interiors
- Red cedar siding, tongue and groove construction, copper gutters, cedar shake roof and exterior lighting, balcony and dedicated HVAC
- Separate security system and internet
- New pool cover (\$12,000)
- New Ipe wood surrounding the pool for additional impervious surface (\$60,000)
- Full pool Bath with shower, Kohler toilet and sink and limestone flooring
- Pool bottom and sides resurfaced in 2001
- Cast iron custom fence
- Surround sound system
- Two car garage with automatic openers features walls lined in pine
- Electrical panels located in garage
- Sub panel in waterfront boathouse

*Total Improvements: \$281,500

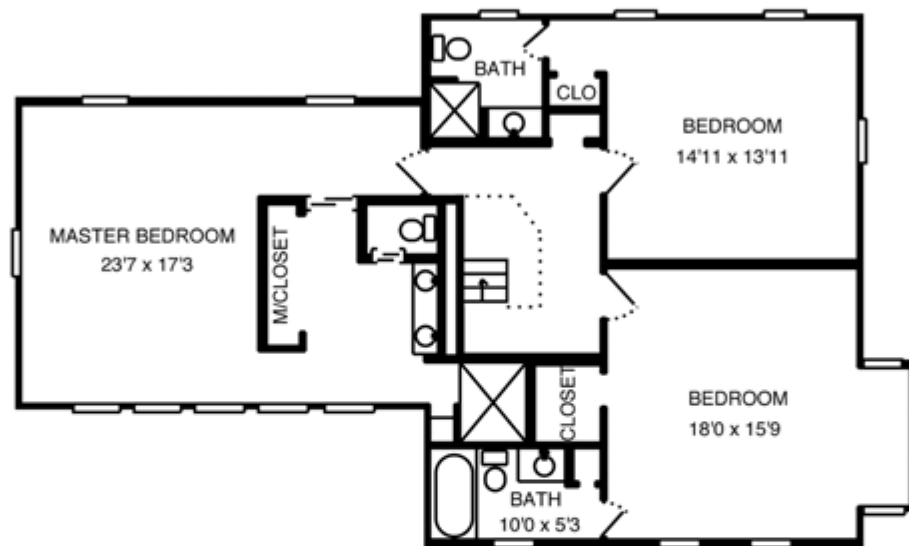
All information is deemed reliable, but is not guaranteed.



MAIN LEVEL

Total interior square footage on page: 1886 sf

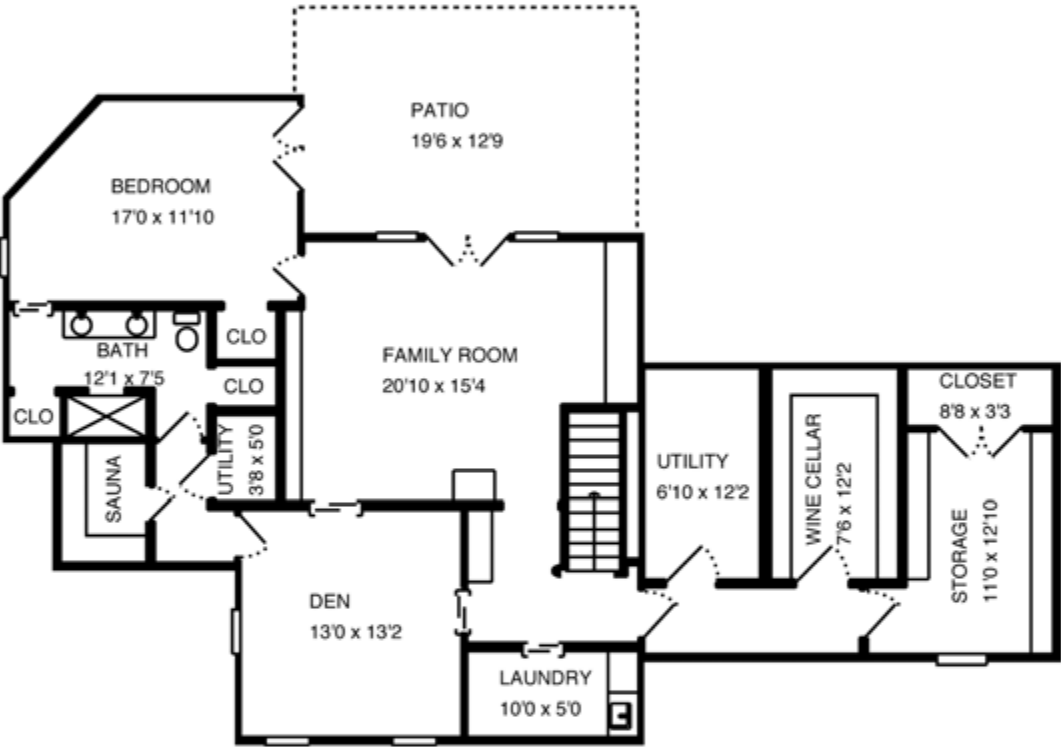
All information is deemed reliable, but is not guaranteed.



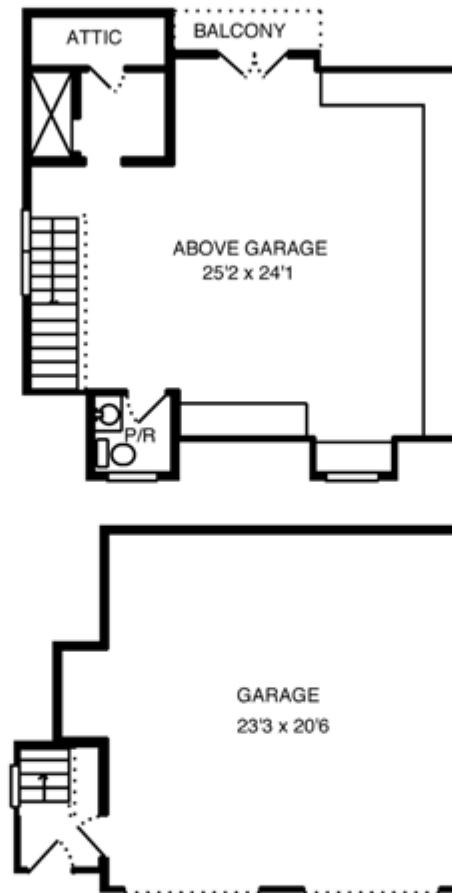
UPPER LEVEL

Total interior square footage on page: 1122 sf

All information is deemed reliable, but is not guaranteed.



LOWER LEVEL



DETACHED GARAGE & OFFICE

Total interior square footage on page: 142 sf

All information is deemed reliable, but is not guaranteed.



SERENITY

on the Severn

BY ALYSON PITARRE

*A COASTAL-STYLE MANSE BUILT BY A LEGENDARY SHIPBUILDER
BECKONS ALONG THE SEVERN RIVER IN ANNAPOLIS, MARYLAND.*

Love stories in real estate often follow a familiar narrative. Buyer meets a house. Buyer falls in love with house. Buyer knocks on the door of said house one day, makes an offer and his family lives happily ever after in domestic bliss. Rarely, however, do you hear stories about buyers sailing past 1.1-acre waterfront compounds, admiring them from afar for years and making a mental note to purchase them one day. That's how the plotline went for one driven Washington D.C.-based senior consulting executive and his wife. Recalls the avid boater and father of three: "The provenance of the home was unique. We thought it had an interesting connection to Annapolis' boating history."

That history was apparent during the couple's first visit to the pristinely landscaped property, which boasted 85 feet of prime Severn River waterfront and a 325-foot pier with three deepwater slips. Built in 1948 by John Trumpy of Trumpy & Sons, the 4,700-square-foot white-wood main residence stood as a tribute to his late father, preeminent boat builder John Trumpy Sr., who is best known for having built the 104-foot Sequoia II in 1925 that served as the presidential yacht for eight U.S. presidents, beginning with Franklin Roosevelt. He received his formal training as an architect at the U.S. Naval Academy and would later become the president of the Mathis Yacht Building Company, eventually changing its name to Trumpy & Sons Inc. In 1947, the Trumpy family purchased the Annapolis Yacht Yard.

A passion project, Trumpy's private estate embodied his father's master craftsmanship. Coastal-style architectural elements such as a cedar shake roof, copper gutters and circular drive offer evidence of its yachting roots, while well-planned-out living spaces flow seamlessly for contemporary living. An Amish-built, 1,500-square-foot carriage house with waterside pool continues to pay homage to a nautical tradition with distressed pine walls, wooden returns, reclaimed antique cherry floors and a library staircase that leads to separate sleeping nooks.

"There is an understated elegance to it," says the current owner, who has found the house well suited for entertaining and raising young children. "It's just been a wonderful place for us to entertain, both inside and outside. It's very peaceful here."

Thoughtful updates over the decades have only enhanced their experiences of the Trumpy Estate. Previous owners — who hailed from France — added an antique limestone Trumeau fireplace and mantel from Charente, France, in the gourmet kitchen, and a 2,500-bottle, temperature-controlled wine cellar on the lower level. The current owners also put their stamp on the residence with renovations to the pier and other exterior enhancements, such as a new saltwater pool, pool deck and vegetable garden. The pool house has also been modernized to include covered outdoor dining area with seating for 12, bluestone bar, summer kitchen with Viking appliances and a surround sound system.

"The outdoors are really something to behold," says listing agent Liz Dooner, with Coldwell Banker Residential Brokerage in Annapolis. "You walk out onto this pastoral lawn, which leads you to this seductive view, which reveals itself as you get closer to the

water. Outside, mature trees dot the landscape and rolling lawn with boxwoods, crape myrtles and hydrangeas. All of it lends to this feeling of complete seclusion. You really feel like you are in an oasis, and yet you are in the middle of town. It's an easy commute to Washington, D.C. and Baltimore."

The current owner enjoys the privacy of the property as well — thanks to its five spacious bedrooms, four baths and the carriage house, which is home to an office with a Juliette balcony overlooking the lawn and river, two-car garage, a full bathroom and one half-bath. One of his favorite rooms, however, is the study overlooking the verdant backyard. He remarks, with a faint hint of nostalgia in his voice: "One of my favorite things to do is sit in the study, and read the Sunday paper."

As far as love stories go, the Trumpy Estate is told plank by plank, nook by nook, family by family. It is a tale of stewardship that will rightfully continue with its next owner.

220 Wardour Drive
Annapolis, MD 21401
\$4,495,000
5 Beds
4 Baths



ORDERED BY:

Mid-Maryland Title Company, Inc.

900 Bestgate Road, Suite 200
Annapolis, Maryland 21401

P 410-573-0017 F 410-573-4997

www.midmdtitle.com

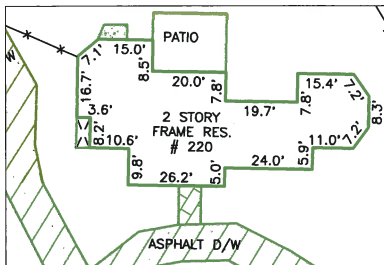
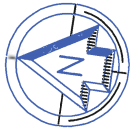


PROPERTY ADDRESS: 220 WARDOUR DRIVE

ANNAPOLIS, MARYLAND 21401.

SURVEY NUMBER: 1506.3502

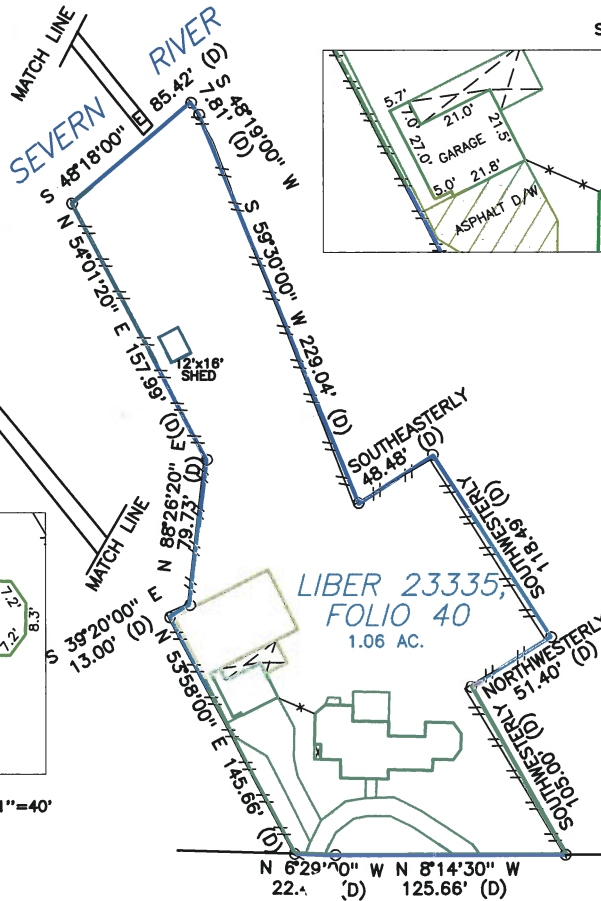
1506.3502
LOCATION DRAWING
220 WARDOUR DRIVE
ANNE ARUNDEL COUNTY, MARYLAND
07-05-2015 SCALE 1"=80'



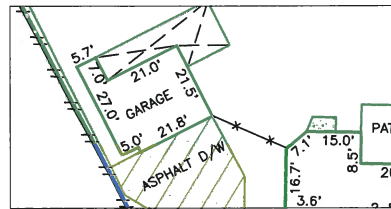
SCALE: 1"=40'



William D. K. J.
EXPIRES 1-15-2017



SCALE: 1"=40'



GRAPHIC SCALE (In Feet)

1 inch = 80' ft.

ACCURACY=3±

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT. ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

EXACTA
MARYLAND SURVEYORS

LB# 21535
www.exactaMD.com

P 443.692.6523 • F 443.692.6524 • 16800 Bald Eagle School Rd. • Brandywine, MD 20613