

# 24580 NEW POST ROAD

St. Michaels, MD



[WWW.24580NEWPOSTROAD.COM](http://WWW.24580NEWPOSTROAD.COM)









BEDROOMS  
4

BATHROOMS  
3 Full/1 Half

YEAR BUILT  
2002

LOT SIZE  
2.72+/- acres







First time offered! Enjoy panoramic views over the Miles River to Eastern Bay and beyond in the custom built retreat in the sought after community of Chance Hope Farm. Located just two miles from downtown St. Michaels, a quick boat ride to the St Michaels marina for dinner, a short bike ride to town for ice cream and a stone's throw from the Links at Perry Cabin. This lovingly cared for and well-appointed home with 4 bedrooms and 3.5 baths has the room you need for entertaining and hosting friends and family for memory making long weekends and vacations. First floor primary suite is complete with walk-in closet and luxurious bath with water views. Abundant storage can be found throughout the home including large closets in bedrooms and the massive third floor space with great potential. Hardwood floors throughout, cathedral and vaulted ceilings, built-ins, and Palladian and bay windows providing abundant natural light and broad water views. The grounds are complete with covered front porch, professional landscaping, waterside patio and pier with boat lift. Approximately 264' of rip rapped shoreline and 3+ feet of MLW. Some furniture and furnishings available.



#### **MECHANICALS & UTILITIES**

forced air heating, central a/c, ductless mini-split, well & septic

#### **LEGAL INFORMATION**

Liber 1974 folio 124    Taxes: \$11,874    Square Footage: 4,956+/-

**PRICE \$2,495,000**



Information is believed to be accurate but should not be relied upon without verification.  
Accuracy of lot size, square footage and other information is not guaranteed.

**BENSON & MANGOLD**  
REAL ESTATE



## **CHUCK MANGOLD, JR.**

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*-Exceeding Expectations-*