

\$595,000 - 399 Hilltop Ln, Annapolis

MLS® #MDAA2118498

\$595,000

4 Bedroom, 4.00 Bathroom, 3,668 sqft

Residential on 0.26 Acres

PRIMROSE ACRES, Annapolis, MD

Huge Price adjustment!!!!

Discover your slice of paradise in the heart of Annapolis! This exceptional property combines two complete homes with productive fruit trees, creating the ultimate in flexible living. It is Opened up to be one home but with little work you can close off to make this two separate living areas.

Main Home (3BR/2BA): Beautiful hardwood floors flow through the large living room and bedrooms, while the spacious kitchen with Island connects to a separate dining area - perfect for daily living and entertaining. Three comfortable bedrooms and two full baths complete this well designed space. You can close off addition very easily and make it a true In-Law suite or a nice rental apartment for extra income.

In-Law suite Addition (1BR/2BA - 1200 sq ft): This isn't just an addition - It's a complete second home! Features include a large living room, Full eat-in kitchen, bedroom, two full baths, and generous laundry room. The crown jewel? An incredible 8x28 Sunroom with natural gas fireplace - your year round sanctuary with garden views. Separate entrance ensures complete privacy.

Step outside to your personal orchard featuring mature pear, apple, cherry, plum and chestnut trees, plus established grapevines.



Imagine morning coffee in the sunroom or out the back patio surrounded by blooming fruit trees and harvesting your own fresh produce each season.

Entertaining made effortless with a sprawling 650 sq ft deck - perfect for everything from intimate dinners to large gatherings. The outdoor space flows seamlessly with nature's bounty at your fingertips.

Two separate driveways ensure privacy and convenience, with circular drive serving the main house (multiple car capacity) and a dedicated 4 - car driveway for the In-law suite.

Storage and workspace solved with a generous 12x24 detached garage and 8x14 shed - plenty of room for vehicles, tools, hobbies and seasonal storage.

Prime Annapolis location puts you in the heart of Maryland's historic capital where waterfront charm continues to fuel demand and properties remain strong. Just a mile from downtown Annapolis for all your dining and shopping needs. Walk to Truxtun park and the Pip Moyer center that houses a gym, basketball courts, and an indoor track. You can also walk to the newly renovated tennis court and Pickleball courts with lights. Around the corner is the Truxtun park pool, Public Boat ramp and fishing pier.

Built in 1966

Essential Information

MLS® #	MDAA2118498
Price	\$595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4

Square Footage	3,668
Acres	0.26
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Active

Community Information

Address	399 Hilltop Ln
Subdivision	PRIMROSE ACRES
City	Annapolis
County	ANNE ARUNDEL-MD
State	MD
Municipality	Annapolis
Zip Code	21403

Amenities

# of Garages	1
Garages	Other

Interior

Heating	90% Forced Air
Cooling	Ceiling Fan(s), Central A/C, Heat Pump(s)
Has Basement	Yes
Basement	Partial, Partially Finished
# of Stories	4
Stories	4

Exterior

Exterior	Vinyl Siding
Roof	Asphalt
Foundation	Block

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
Elementary	TYLER HEIGHTS
Middle	ANNAPOLIS
High	ANNAPOLIS

Additional Information

Date Listed	June 27th, 2025
Days on Market	111
Zoning	RESIDENTIAL

Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on October 27th, 2025 at 11:15pm EDT