

# \$6,995,000 - 117 Spa View Ave, Annapolis

MLS® #MDAA2128032

**\$6,995,000**

5 Bedroom, 4.50 Bathroom, 5,200 sqft

Residential on 0.39 Acres

MURRAY HILL, Annapolis, MD

Custom built and beautifully sited on Spa Creek, this waterfront residence offers over 5,000 square feet of above-ground living space with 6 ft MLW, private pier with 10,000 lb boat lift, floating dock and sweeping water views of Spa Creek. A gracious front hallway entrance with a curved staircase sets the tone for the home's™ elegant design and inviting flow. The main level features hardwood floors, recessed lighting, and water views from nearly every room. The living room includes built-in bookcases and a wood-burning fireplace, while the family room's™located off the kitchen's™offers a second wood-burning fireplace and access to the expansive IPE deck with pergola. The dining room overlooks Spa Creek, and the custom kitchen features white cabinetry, refinished granite countertops, Thermador appliances, and a large island with gas cooktop.

Upstairs, the spacious primary suite includes cathedral ceilings, a gas fireplace, soaking tub, walk-in closet, and an adjoining office/flex space with private waterfront balcony. Additional highlights include a guest suite with balcony, third-floor studio/office, and separate in-law or nanny quarters with full bath, kitchenette, and private entrance. A large mudroom with multiple closets, laundry area, and half bath connects to the oversized two-car garage.

Recent upgrades include an architectural-grade roof (2023), resurfaced Dryvit exterior (2023), two new hot water



heaters (2025), encapsulated crawl spaces (2025), new smoke detectors (2025), and a whole-house generator. Exceptional waterfront living just minutes from downtown Annapolis.

Built in 1920

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | MDAA2128032 |
| Price          | \$6,995,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.50        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 5,200       |
| Acres          | 0.39        |
| Year Built     | 1920        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Colonial    |
| Status         | Active      |

**Community Information**

|              |                  |
|--------------|------------------|
| Address      | 117 Spa View Ave |
| Subdivision  | MURRAY HILL      |
| City         | Annapolis        |
| County       | ANNE ARUNDEL-MD  |
| State        | MD               |
| Municipality | Annapolis        |
| Zip Code     | 21401            |

**Amenities**

|              |                                                                                                                                                                                                                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Soaking Tub, Stall Shower, Bathroom - Walk-In Shower, Built-Ins, CeilingFan(s), Chair Railing, Crown Molding, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Sprinkler System, Upgraded Countertops, Walk-in Closet(s), Wood Floors, Curved Staircase, Master Bedroom - Bay Front, Additional Stairway |
| # of Garages | 2                                                                                                                                                                                                                                                                                                                               |
| Garages      | Garage - Side Entry, Garage Door Opener                                                                                                                                                                                                                                                                                         |

|               |                     |
|---------------|---------------------|
| View          | Scenic Vista, Water |
| Is Waterfront | Yes                 |
| Waterfront    | Creek               |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                         |
| Appliances        | Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Oven/Range-Gas, Refrigerator, Washer, Microwave, Cooktop-Down Draft |
| Heating           | Forced Air                                                                                                              |
| Cooling           | Central A/C, Ceiling Fan(s), Ductless/Mini-Split, Heat Pump(s), Zoned                                                   |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Interior Access, Water Proofing System, Sump Pump, Workshop                                                             |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 3                                                                                                                       |
| Fireplaces        | Wood, Mantel(s)                                                                                                         |
| # of Stories      | 3                                                                                                                       |
| Stories           | 3.5                                                                                                                     |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Dryvit                               |
| Exterior Features | Deck(s), Patio, Balcony              |
| Lot Description   | Landscaping, Lot Premium, Rip-Rapped |
| Roof              | Architectural Shingle                |
| Foundation        | Block                                |

## School Information

|          |                                    |
|----------|------------------------------------|
| District | ANNE ARUNDEL COUNTY PUBLIC SCHOOLS |
|----------|------------------------------------|

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 14                 |
| Zoning         | RESIDNETIAL        |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|



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Listing information last updated on October 25th, 2025 at 6:30pm EDT