11 1/2 COLLEGE AVENUE

11 1/2 COLLEGE AVE, ANNAPOLIS, MD 21401

$1,395,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

bright MLS

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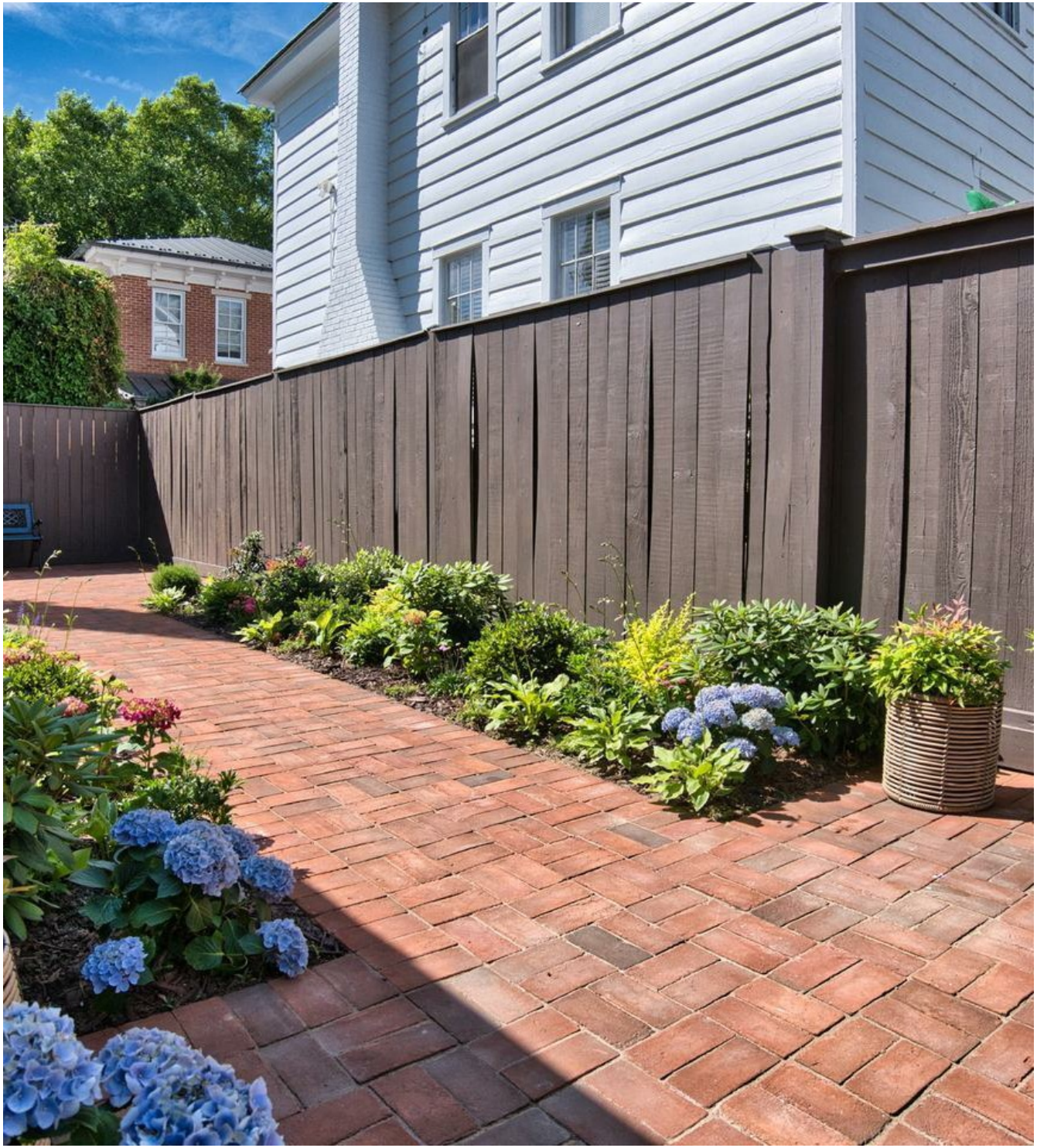
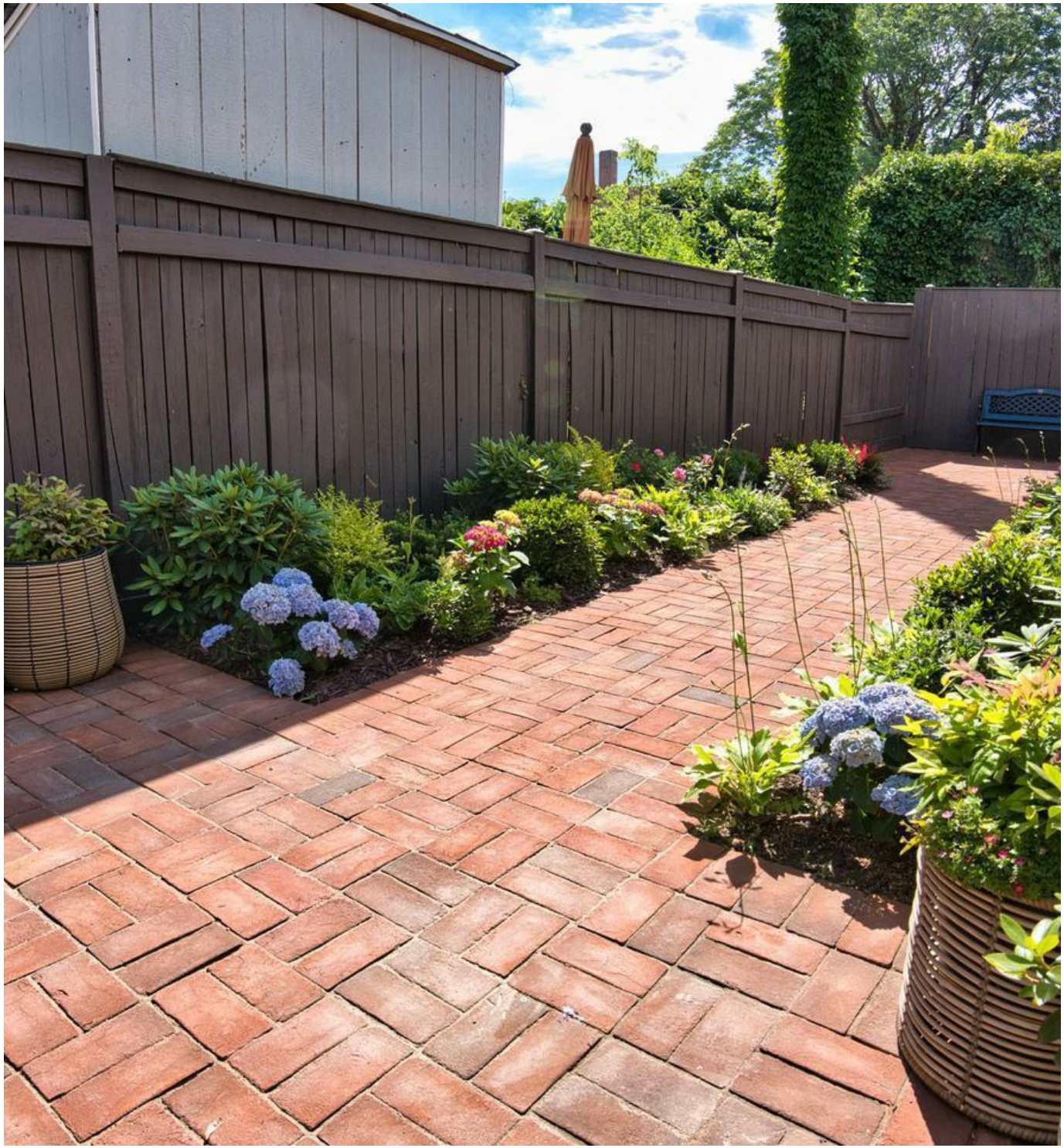
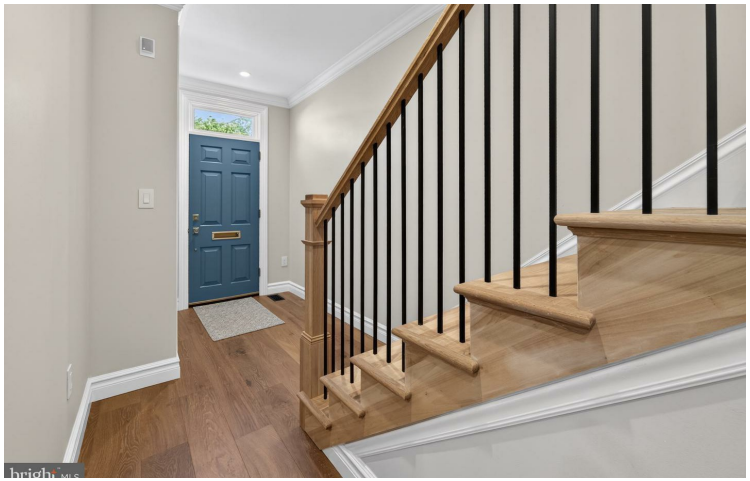
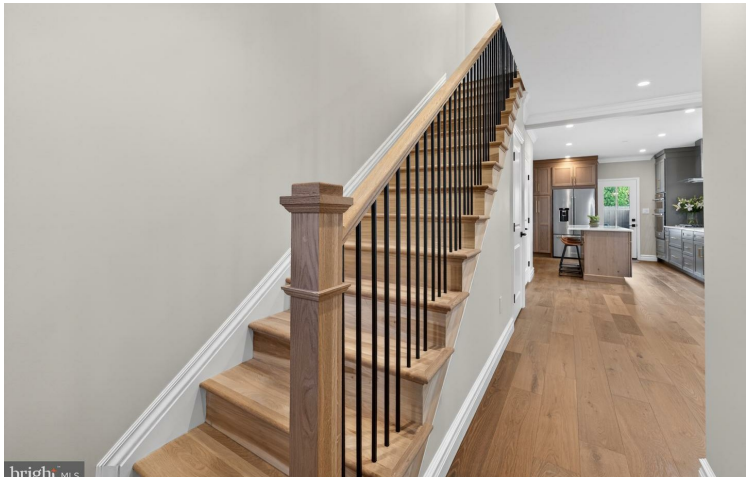
One of the most stunning renovations to come on the market in Downtown Annapolis! Perfectly blending historic charm with sophisticated modern luxury, this completely reimagined home is ideally situated on prestigious College Avenue in the heart of the Historic District and has been renovated from top to bottom with exceptional craftsmanship and designer finishes throughout. Step inside to discover gorgeous Forestall Montrose 7-inch white oak hardwood flooring flowing throughout the home, complemented by abundant natural light and thoughtfully curated details at every turn.

Heating - Fuel Type: Gas,
Sewer: Public,
Fireplace Count: 1 Fireplace,
Cooling: Central A/C,
Heating Type: Heat Pump,
Special Program: Global Luxury

$1,395,000

The show-stopping gourmet kitchen features Calacatta Goldlight quartz countertops, premium KitchenAid appliances including a 5-burner gas range, built-in oven, built-in microwave/air fryer, dishwasher, refrigerator, and a dedicated wine refrigerator-creating the perfect space for entertaining and everyday living. The luxurious bathrooms showcase imported Amira Moroccan Flair tile from Spain, elegant Merola Floral Garden tile accents, Kohler brushed brass fixtures, and designer LED anti-fog dimmable mirrors with tempered glass. A beautiful Pottery Barn chandelier adds warmth and sophistication to the home's timeless design. Beyond the stunning aesthetics, this home offers complete peace of mind with all-new plumbing and electrical systems, closed-cell insulation, and a high-efficiency Bosch 3-ton heat pump with supplemental gas furnace option for year-round comfort. A true extension of the home's living space, the beautifully landscaped private brick courtyard is a rare Downtown Annapolis treasure. Thoughtfully designed with lush gardens, vibrant seasonal blooms, and privacy fencing, this outdoor oasis offers the perfect setting for entertaining, a quiet morning coffee, or unwinding after a day on the water. Ideally situated, this exceptional residence offers a truly unmatched lifestyle.

Leave your car behind and enjoy a short stroll to City Dock, Ego Alley, waterfront parks, award-winning restaurants, boutique shopping, coffee shops, galleries, and entertainment. Enjoy front-row access to the charm and energy of downtown Annapolis while being moments from the U.S. Naval Academy, St. John's College, marinas, yacht clubs, and endless waterfront activities. This is a rare opportunity to own a fully renovated historic home where timeless architecture meets modern luxury in one of Maryland's most coveted and walkable locations. Every detail has been thoughtfully selected and expertly executed, creating a truly turnkey property unlike anything else on the market.