



2 TOLSON STREET

2 TOLSON ST, ANNAPOLIS, MD 21401

\$1,350,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Tucked away at the end of a quiet street in sought after West Annapolis, this beautifully maintained home offers a rare combination of character, space, privacy, and walkability. The heart of the home is a spacious kitchen and dining area, where a wood burning fireplace and built in bookcases create a welcoming gathering space. A main level bedroom and full bath provide flexibility for guests, a home office, or one level living. The standout feature is the light filled family room, with vaulted ceilings, expansive windows, and French doors that open to a beautifully landscaped backyard.

Fireplace Description: Electric,
Sewer: Public,
Fireplace Count: 2 Fireplaces,
Heating Type: Heat Pump,
Special Program: Global Luxury,
Water: City Water

\$1,350,000



A spacious deck overlooks a canopy of mature trees, creating a private setting for outdoor dining, entertaining, and enjoying sunset skies. Adding to the property's unique character are the original Baltimore & Annapolis Short Line railroad tracks, a distinctive reminder of Annapolis history. The property also includes the adjacent land beyond the tracks, extending to neighboring USNA-owned property and providing an exceptional sense of space and privacy. Upstairs, four bedrooms and two full baths include a generously sized primary suite. The walkout lower level offers an additional bedroom, full bath, recreation space, and abundant storage. Recent improvements include a new roof (2022), a whole house generator, and new washer and dryer. Just a short walk from the shops, restaurants, waterfront, and neighborhood charm of West Annapolis, and moments from the U.S. Naval Academy and downtown Annapolis, this home offers a rare opportunity to enjoy the very best of Annapolis living.



