

\$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 Under Contract

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	Additional Stairway, Soaking Tub, Stall Shower, Bathroom - Walk-In Shower, Built-Ins, CeilingFan(s), Chair Railing, Crown Molding, Curved Staircase, Formal/Separate Dining Room, Pantry, Master Bath(s), Master Bedroom - Bay Front, Recessed Lighting, Sprinkler System, Upgraded Countertops, Walk-in Closet(s), Wood Floors
# 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, Sump Pump, Workshop, Water Proofing System
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood, Mantel(s)
# of Stories	3
Stories	3.5

Exterior

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

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 12th, 2025
Days on Market	21
Zoning	RESIDNETIAL

Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on November 3rd, 2025 at 8:15pm EST