

Laura Carney

TTR | Sotheby's
INTERNATIONAL REALTY

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“Eagle’s Nest” 4573 Bringman Farm Road Oxford, MD 21654

Offered at \$3,150,000

Lot Size: 4.16 Acres

Built: 1987; **New Build:** 2007-2008

Total Square Footage: 5324+/- sq. ft (Main Home); 968+/- (Guest House, 2000)

Room Count: 2 Levels, 4 Bedrooms, 4 Full Baths, 2 Half Baths

Water Frontage: 508 +/- on Island Creek, 6.5' +/- Mean Low Water

Private Well and Septic (Guest House Septic 2000, Main House Septic Expanded 2004)

MAIN LEVEL

❖ Foyer

- Hardwood Flooring
- 4-Panel Insulated Entry Door w/Sidelights
- Recessed & Chandelier Lighting
- Double Door Coat Closet (2)
- Water View

❖ Living Room

- Hardwood Flooring
- Recessed Lighting
- Coffered Ceiling
- Sliding Glass Doors to Exterior Patio
- Custom Built-Ins
- Wet Bar
- Wine Storage
- Beverage Chiller
- KitchenAid Icemaker
- Woodburning Fireplace
- Water View

❖ Dining Room

- Hardwood Flooring
- Chandelier Lighting
- Double Hung Windows
- French Door Enclosure

❖ Sunroom

- Slate Tile Flooring
- Recessed Lighting
- Elevated Ceiling
- Ocular Windows; Glass Doors to Exterior Patio & Pool
- Ceiling Fan
- Water View

❖ **Kitchen**

- Hardwood Flooring
- Recessed & Chandelier Lighting
- Cathedral Ceiling
- Double Hung Windows; Egress Door to Exterior Patio
- White Cabinetry
- Gas Fireplace
- Center Island w/Prep Sink
- SubZero Color Match French Door Refrigerator/Freezer
- SubZero Color Match Drawer Freezer
- Wolf 6-Burner Gas Stove/Oven w/Griddle
- KitchenAid Warming Drawer
- Cove Stainless Dishwasher
- Walk-In Pantry
- Water View

❖ **Private Office**

- Hardwood Flooring
- Recessed Lighting
- Bay Window (Casement)
- Ceiling Fan
- Custom Built-Ins

❖ **Primary Bedroom**

- Hardwood Flooring
- Recessed Lighting
- Double Hung Windows
- Dual Walk-In Closets
- Ceiling Fan
- Water View

❖ **Primary Ensuite Bath**

- Tile Flooring
- Recessed & Vanity Lighting
- Casement Windows
- Dual Sink Vanity
- Glass Enclosed Walk-In Shower
- Jetted Tub
- His & Hers Water Closets

❖ **Powder Room #1**

- Hardwood Flooring
- Sconce Lighting
- Ornate Dresser-Style Vanity

❖ **Powder Room #2**

- Tile Flooring
- Vanity Lighting
- Single Sink Vanity

❖ **Laundry Facilities**

- Tile Flooring
- Recessed Lighting

- Built-In Shelving
- Utility Sink
- Maytag Front Load Washer
- Maytag Front Load Dryer

❖ **Mudroom**

- Tile Flooring
- Recessed Lighting
- Custom Built-Ins
- Covered Breezeway to Detached Garage

UPPER LEVEL

❖ **Bedroom 2**

- Hardwood Flooring
- Recessed Lighting
- Double Hung Windows
- Walk-In Closet
- Cedar Closet
- Ceiling Fan
- Balcony & Water Views
- Ensuite Bath
 - Tile Flooring
 - Recessed Lighting
 - Dresser-Style Vanity
 - Glass Enclosed Walk-In Shower

❖ **Bedroom 3**

- Carpeted Flooring
- Recessed Lighting
- Double Hung Windows
- Walk-In Closet
- Ceiling Fan
- Ensuite Bath
 - Tile Flooring
 - Recessed & Vanity Lighting
 - Single Sink Vanity
 - Tub/Shower

❖ **Bedroom 4**

- Carpeted Flooring
- Recessed Lighting
- Double Hung Windows
- Walk-In Closet
- Ceiling Fan
- Private Balcony Access
- Water View
- Ensuite Bath
 - Tile Flooring
 - Sconce Lighting
 - Single Sink Vanity
 - Tub/Shower

EXTERIOR

❖ PARKING

- Circular Stamped Concrete & Gravel Driveway
- 2-Car Detached Garage

❖ ADDITIONAL FEATURES

- Private Dock w/Lift & 2 Slips
- 508'+/- Riprapped Shoreline
- Swimming Pool
 - New Winter Pool Cover
 - Serviced by Aqua Pools, Contract Paid Through 2026
- Expansive Brick Patio/Pool Deck
- Mature Trees & Landscaping; Extensive Hardscaping
- 1-Bedroom Guest Cottage w/Attached 2-Car Garage
 - Hardwood Flooring
 - Full Kitchen & Living Room
 - Half Bath
 - 2nd Level Large Bedroom w/Ensuite Bath; French Door Wall Closet
 - New Maytag Top Load Washer
 - New Maytag Front Load Dryer

❖ MECHANICALS

- HEAT: Carrier Infinity Series 2-Ton Heat Pump (2) (Electric)
- COOLING: Carrier Comfort Series Air Conditioner w/Puron (Electric)
- HOT WATER: Bradford White Energy Saver Tankless HWH (Propane)
- GENERATOR: Propane (500-Gal Buried Tank)
- SECURITY: Alarm System

*New roof installed 2025 (Main House)