

*Presented by
Laura Carney & Rob Laca e*

**“Bolton Farm”
8612 Tilghman Island Road
Wittman, MD 21676**

Offered at \$7,900,000

Lot Size: 115+ Acres

Built: 1924 (Main Home) 1790 (Guest House)

Total Square Footage: 9051 sq. ft. +/- (Main Home) 1293 sq. ft +/- (Guest House)

Room Count: 3 Levels, 8 Bedrooms, 5.5 Bathrooms

Water Frontage: 3855' +/- on Chesapeake Bay, 2.5' +/- Mean Low Water

Private Well and Septic

MAIN LEVEL

❖ **Foyer**

- Slate Tile Flooring
- Insulated 8-Panel Door w/Sidelights, Screened Door
- Recessed Lighting
- Views to Water

❖ **Living Room**

- Brick Flooring
- Recessed Lighting
- Floor to Ceiling Mullioned Windows; French Doors to Exterior Patio
- Custom Built-Ins
- Views to Water

❖ **Dining Room**

- Hardwood Flooring
- Recessed Lighting
- Custom Built-Ins

❖ **Music Room/Study**

- Hardwood Flooring
- French Doors to Exterior
- Woodburning Fireplace
- Custom Built-Ins
- Views to Water

❖ **Kitchen**

- Hardwood Flooring
- Recessed Lighting
- Bay Window; Single Hung Windows
- Eat-In Dining Area
- White Soft-Close Cabinetry
- Granite Countertops

- Viking Stainless Refrigerator/Freezer
- Viking Stainless 6-Burner Gas Stove/Oven
- Viking Stainless Wall Convection Oven
- Viking Stainless Wall Microwave Oven
- Viking Stainless Dishwasher (2)
- Farmhouse Stainless Sink (2)
- U-Line Wine Chiller
- Views to Water

❖ **Family Room**

- Hardwood Flooring
- Recessed Lighting
- Single Hung Windows
- Custom Built-Ins
- Woodburning Fireplace
- Open to Kitchen
- Views to Water

❖ **Guest Bedroom 2**

- Luxury Plank Flooring
- Floor to Ceiling Mullioned Windows; French Doors to Exterior
- Wall Closet
- Views to Garden & Water
- Ensuite Bath
 - Luxury Tile Flooring
 - Vanity Lighting
 - Single Hung Window
 - Single Sink Vanity
 - Glass Enclosed Walk-In Shower

❖ **Powder Room**

- Slate Tile Flooring
- Vanity Lighting
- Single Sink Vanity

❖ **Mud Room/Hall**

- Slate Tile Flooring
- Lantern Ceiling Chandelier
- Custom Built-Ins
- Separate Egress to Exterior

UPPER LEVEL

❖ **Primary Bedroom**

- Carpeted Flooring
- Single Hung Windows & French Doors to Private Balcony
- Custom Built-In Open Walk-In Closet & Dressing Area
- Custom Built-In Shelving & Cabinetry
- Views to Water

❖ **Primary Ensuite Bath**

- Luxury Tile Flooring
- Recessed & Vanity Lighting
- Single Hung Windows & French Doors to Private Balcony

- Double Sink Vanity
- Glass Enclosed Walk-In Shower
- Custom Built-In Wall Closets (3)
- Views to Water

❖ **Bedroom 3**

- Hardwood Flooring
- Single Hung Windows
- Wall Closet
- Adjacent to 3rd Level Access
- Access to Bedrooms 5 & 6 - Connecting Hallway

❖ **Full Hall Bathroom (Jack & Jill)**

- Luxury Tile Flooring
- Vanity Lighting
- Single Hung Window
- Double Sink Vanity
- Tub/Shower
- Shared Access - Bedrooms 3 & 4

❖ **Bedroom 4**

- Carpeted Flooring
- Recessed Lighting
- Single Hung Windows
- Wall Closet
- Views to Water

❖ **Bedroom 5**

- Carpeted Flooring
- Bay Window; Single Hung Windows
- Double Wall Closet
- Ceiling Fan
- Open to Bedroom 6
- Views to Water

❖ **Full Bathroom**

- Fabric Flooring
- Vanity & Ceiling Lighting
- Single Hung Window
- Single Sink Vanity
- Enclosed Walk-In Shower
- Shared Access - Bedrooms 5 & 6

❖ **Bedroom 6**

- Carpeted Flooring
- Recessed Lighting
- Single Hung Window
- Double Wall Closet
- Adjacent to 2nd Stairwell
- Views to Water

❖ **Laundry Facilities**

- Slate Tile Flooring
- Ceiling Lighting

- Single Hung Windows
- Built-Ins & Cabinet Storage
- Maytag Bravos XL Top Load Washer
- Maytag Bravos XL Front Load Dryer

UPPER LEVEL 2

❖ Bedroom 7

- Hardwood Flooring
- Recessed Lighting
- Cove Ceiling
- Single Hung Windows
- Wall Closet (2)
- Custom Built-Ins

❖ Full Bathroom

- Fabric Flooring
- Vanity & Recessed Lighting
- Single Hung Window
- Single Sink Vanity
- Enclosed Walk-In Shower
- Shared Access - Bedrooms 7 & 8

❖ Bedroom 8

- Hardwood Flooring
- Track Lighting
- Cove Ceiling
- Single Hung Window

EXTERIOR

❖ ENCLOSED PATIO

- Slate Stone Flooring
- Recessed Lighting
- Beadboard Ceiling
- Ceiling Fan
- 270-Degree Water Views
- Interior Access from Family Room
- Exterior Access to Expansive Patio

❖ GUEST HOUSE

- 2 Bedrooms
- 1 Full Bath
- Living Room w/Woodburning Fireplace
- Kitchenette
- Laundry Facilities
- 2-Zone HVAC

❖ PARKING

- Winding Driveways Throughout Property; Pebbled Stone

❖ ADDITIONAL FEATURES

- 4-Stall Barn
 - Expansive Overhead Loft
 - Tack Room

- 1 Half Bath
- Laundry Facilities
- Equipment Barns (2)
- Greenhouse/Caretaker's Garden Shed/Office
- Multiple Animal Shelters & Fenced Enclosures
- Private Pier w/2 Slips
- Riprapped Shoreline
- Extensive Landscaping & Hardscaping
- Gunitite Pool w/Covered Pavilion
- Tennis Courts

❖ **MECHANICALS**

- HEAT: Water Furnace Envision, Geothermal, Electric
- COOLING: Unico Cooling System, Forced Air, Geothermal, Electric
- AIR: Trane Clean Effects Air Purifier, AprilAire Dehumidifier, Electric
- HOT WATER: Bradford White 80-Gallon HWH, Electric
- SECURITY: ADT Alarm System

❖ **IMPROVEMENTS**

- New Roof and New Interior Paint on Guest House (2026)
- New Exterior Paint on Main House (2025)
- Extensive Renovations to Main House (Wing Over Family Room/Kitchen)
 - Removed all siding, used foam insulation, all new windows, new floors and new plumbing.