

Laura Carney

TTR | Sotheby's
INTERNATIONAL REALTY

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8075 Leehaven Road Easton, MD 21601

Offered at \$2,475,000

Lot Size: 2.32 Acres

Built: 1915

Total Square Footage: 3216 sq. ft. +/-

Room Count: 2 Levels, 3 Bedrooms, 3 Full Baths, 1 Half Baths

Water Frontage: 280 +/- on Dixon Creek, 3.5-4' +/- Mean Low Water

Private Well and Septic

MAIN LEVEL

❖ Foyer

- Hardwood Flooring
- 6-Lite Over 3-Panel Craftsman Entry Door
- Single Hung Windows
- Ceiling Lighting
- Crown Molding
- Coat Closet

❖ Living Room

- Hardwood Flooring
- “Chicago” Window (Fixed Large Center Pane Flanked by 2 Single Hung Windows)
- Crown Molding
- Woodburning Fireplace
- Custom Built-In Shelving
- French Doors to Waterside Screened Porch
- Water Views

❖ Dining Room

- Hardwood Flooring
- Chandelier Lighting
- French Doors to Waterside Porch
- Crown Molding
- Water Views

❖ Den/Office

- Hardwood Flooring
- Ceiling Lighting
- Single Hung Windows
- Custom Built-Ins

❖ **Kitchen**

- Slate Tile Flooring
- Recessed & Pendant Lighting
- Casement Windows
- White Cabinetry
- Large Center Island w/Prep Sink
- KitchenAid Wall Microwave
- GE Profile Stainless Wall Oven
- GE Profile Stainless 5-Burner Gas Stovetop
- GE Profile Stainless French Door Refrigerator/Freezer
- GE Profile Stainless Beverage Chiller
- GE Profile Stainless Dishwasher
- Stainless Undermount Sink w/Disposal
- Water Views

❖ **Family Room**

- Slate Tile Flooring
- Recessed Lighting
- Bay Window Flanked by Single Hung Windows
- Woodburning Fireplace
- Ceiling Fan
- Water Views

❖ **Powder Room**

- Slate Tile Flooring
- Recessed & Vanity Lighting
- Single Sink Vanity

❖ **Laundry Facilities**

- LG Front Load Washer
- GE Front Load Dryer

UPPER LEVEL 1

❖ **Primary Bedroom**

- Hardwood Flooring
- Recessed Lighting
- Single Hung Windows
- Dual Walk-In Closets
- Woodburning Fireplace
- Ceiling Fan
- Water Views

❖ **Primary Ensuite Bath**

- Luxury Tile Flooring
- Recessed Lighting
- Single Hung Windows
- Soaking Tub
- Glass-Enclosed Walk-In Shower
- Dual Sink Vanity

❖ **Bedroom 2**

- Hardwood Flooring
- Double Slanted Ceiling

- Single Hung Windows
- Custom Built-In Wall Drawers
- Ceiling Fan
- Ensuite Full Bath
 - Tile Flooring
 - Vanity Lighting
 - Walk-In Stall Shower
 - Single Sink Vanity

❖ **Full Hall Bathroom**

- Tile Flooring
- Recessed Lighting
- Single Hung Window
- Glass-Enclosed Tub/Shower
- Linen Closet

❖ **Bedroom 3**

- Hardwood Flooring
- Ceiling Lighting
- Single Hung Windows
- Wall Closet

UPPER LEVEL 2

❖ **Private Office/Bonus Room**

- Carpeted Flooring
- Pitched Ceiling
- Custom Built-In Wall Drawers
- Attic Access

EXTERIOR

❖ **PARKING**

- Circular Gravel Drive
- Oversized 2-Car Attached Garage w/Extra Storage Space
- LiftMaster Garage Door System

❖ **ADDITIONAL FEATURES**

- Poolside Screened-In Patio (w/Wet Bar)
- Waterside Screened-In Porch
- Small Shed (Former Icehouse)
- Large Shed (Former Tenants' Quarters)
- Private Pier w/2 Slips & Boat Lift
- Natural Shoreline
- Mature & Decorative Landscaping & Extensive Hardscaping

❖ **MECHANICALS**

- HEAT: Peerless Iron Boiler, Oil
- COOLING: Heat Pump, Electric
- HOT WATER: Hot Water Heater, Electric
- HVAC: Home Dehumidifier, Electric
- ALARM: DSC (Not Currently Active)

IMPROVEMENTS

- ❖ New Interior Paint (2026)
- ❖ Roof Replaced (2010/2011)
- ❖ Encapsulated Crawlspace (2026)
- ❖ Mortar Repair Basement Foundation (2026)
- ❖ Updated Kitchen (2022)
- ❖ Installed Reverse Osmosis at Butler Sink (2022)
- ❖ Hot Water Heater (2017)
- ❖ Fireplaces Cleaned & Inspected (2022)
- ❖ Replaced Exterior Siding (2022)
- ❖ Pool Pump & Filter Updated (2010)

History – (21) Maynadier Hardcastle House

The Maynadier Hardcastle House was completed in 1915, having been built by Mr. Frank Ross. Maynadier lived here with his mother (my Grandmother) until her death in 1925. After that, he lived with his Aunt Alice Yellott in Baltimore County and the house was rented to various people until after Uncle Maynadier's death; it was bought by the Coffins in early 1941. They in turn used it as a summer home, sometimes renting it in winter, until it became their permanent home after retirement. The house had no outstanding architectural features except for the multiplicity of gable ends, as is apparent in the photographs. The roof and siding were wood shingles with white trim. Inside, the floors were pine, woodwork and doors a dark varnish, and the walls a rough sandy plaster, but in later years, some of the woodwork was painted white and the walls papered. Heat was by a one-pipe system with a coal-fired furnace. This was later changed to an oil burner and was still in operation in 1965 when it was replaced by a modern hot water system.

After the Coffins acquired the house, a number of changes were made: the closet next to the kitchen was converted into a powder room. The den was enlarged by removing a partition that separated it from a pantry. The living room was enlarged by moving its east wall out to the edge of the former porch. The east end of the kitchen porch was enclosed and opened into the kitchen to form a breakfast nook. On the second floor, the center bedroom closet was converted into a small bathroom.

After the Shehans bought the house in 1967, they made extensive additions in the kitchen area.

The Coffins were the parents of my mother, Elizabeth. When Maynadier Hardcastle died in 1940, they bought the property from his estate as an investment. When my father left his job at Bethlehem School to return to Easton in 1954 to become the Supervisor of Maintenance for the Talbot County schools, our family lived in the house for a year, until the tenants in the house (18) finished their lease. One of my earliest memories is of the movers hauling our things from this house over to the "new" house. One of them sat on a hot radiator in the front hall of this house.