

8075 Leehaven Road Easton, MD 21601

Offered at \$2,195,000

Lot Size: 2.32 Acres

Built: 1915

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

Room Count: 2 Levels, 3-4 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

- ❖ Boiler Replaced (2026)
- ❖ Redecked Dock (2026)
- ❖ 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)
- ❖ Fireplaces Cleaned & Inspected (2022)
- ❖ Replaced Exterior Siding (2022)
- ❖ New 4-Bedroom Septic (2020)
- ❖ Hot Water Heater (2017)