

# Ranch/Rambler, Detached - MONKTON, MD



## 16504 Garfield Avenue, Monkton, MD, 21111

Offered at \$3,520,000

Live authentically. Two Fox Farm. A true legacy property. Your once in a lifetime opportunity to own your own private peninsula has arrived. Unparalleled river frontage. Swimming holes, rock out croppingâ??s, mature evergreens, and open pasture, complete with barn, barn apartment, run in sheds, and fencing. Turnkey adult summer camp. The opportunity to indulge in every outdoor activity you could imagine is waiting for you. Commune with nature on a different level, fly fish, hike, float, tube, kayak and mountain bike in your own back yard. A trail network exists on property. Existing house with unfinished addition where you can see and hear the river from the home site. Needs work. The unfinished 2 story addition has ample glass and a distinct party barn vibe. Ample opportunity to renovate or start over with your own individual vision of what life on the river should look like. Elevate your every day. A site that is epic in every way. Wake up in a haven for wildlife, nature and seclusion. Your experience of living on planet earth will shift in ways you canâ??t imagine. A site that creates freedom for you and those you may wish to share it with. No light pollution, you can see all the stars. Easier to catch lightning bugs. Eagles, owls, woodpeckers and hummingbirds, a birdwatchers delight. Cultivate your existence. The art of uniting human and home. The description of the properties are as follows: 61.06 acres is comprised of two separately deeded parcels and one tract with two house sites including the existing house. This is being offered for \$3,520,000. Lot 3 is also listed and is comprised of one parcel and one tract, it may be sold separately at \$1,870,000 with 33.68 acres and most of the structures. Lot 3 cannot be subdivided. Lot 4 is not being offered separately at this time, only in a package capacity for now. Lot 4 is comprised of 27.38 acres and the barn. One well services the house and all the outbuildings. The driveway in does cross the NCR Trail. Please use extreme caution when entering. No drive-bys. Do not go on or near the property without an appointment. It is locked and gated with nowhere to park or turnaround unless you have access in.

3 Bedrooms

3 Bathrooms

3,326 sqft

61.06 acre (lot size)

Built: 1982



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