

1353 YORKTOWN ROAD

ANNAPOLIS, MARYLAND 21409



DEVELOPMENT-READY 1.17-ACRE RESIDENTIAL BUILDING SITE

THE LOT IS CLEARED AND READY TO BEGIN CONSTRUCTION

\$300,000

SERIOUS INQUIRIES ONLY

1.17 ACRES Approx. 50,965 SF	LOT 3 Map 41 • Grid 19 • Parcel 74	R-1 Residential Zoning	NO HOA End of private driveway
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Site development is nearly completed. Public sewer has been extended to the property. A private well and grinder pump are required; the grinder pump is required for the final sewer connection.

THE PROPERTY

A cleared residential building site surrounded by mature woods.



PROPERTY FEATURES

- The lot is cleared and ready to begin construction
- 1.17 acres
- Lot 3, Map 41, Grid 19, Parcel 74
- R-1 Residential zoning
- Site development nearly completed
- Driveway and swale are not yet completed
- Lot is at the end of a private driveway
- No HOA

INFRASTRUCTURE

- Public sewer extended to property
- No public water available
- Private well required
- Grinder pump required for final sewer connection
- Building permit process remains for buyer's proposed construction

PROPERTY OVERVIEW

This 1.17-acre residential parcel offers a cleared homesite at the end of a private driveway in the Annapolis area. Site development is nearly completed, while the driveway and swale remain to be completed. Public sewer has been extended to the property. There is no public water service, so a private well will be required, and a grinder pump is required for the final sewer connection. The property is zoned R-1 and has no HOA. Buyers should confirm all applicable County requirements and approvals for their proposed construction.

Grading plan available upon request.

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BUILDER & DEVELOPER OPPORTUNITY

The value is in the head start.

01 LOT CLEARED READY TO BEGIN CONSTRUCTION	02 SITE DEVELOPMENT NEARLY COMPLETED	03 PUBLIC SEWER EXTENDED TO PROPERTY	04 FINAL SEWER CONNECTION GRINDER PUMP REQUIRED
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DEVELOPMENT FACTS

For a builder or developer, the property offers a substantial preliminary-work advantage. The lot has been cleared and is ready to begin construction. Site development is nearly completed, with the driveway and swale still to be completed. Public sewer has been extended to the property. The remaining utility requirements include installation of a private well and a grinder pump required for the final sewer connection, followed by the applicable building-permit process for the buyer's proposed structure.

Grading plan available upon request.

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A BUILDING OPPORTUNITY WORTH A CLOSER LOOK

1353 Yorktown Road • Annapolis, MD 21409



\$300,000

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PROPERTY HIGHLIGHTS

Cleared 1.17-acre residential building site at the end of a private driveway with no HOA. The property is ready to begin construction, with site development nearly completed. The driveway and swale remain to be completed. Public sewer has been extended to the property; public water is not available, so a private well will be required, and a grinder pump is required for the final sewer connection. Buyer to complete the applicable building-permit process and verify County requirements for the proposed construction.

Grading plan available upon request.

PROPERTY / DEVELOPMENT SUMMARY

Property	1353 Yorktown Road, Annapolis, MD 21409
Lot	3 Map: 41 Grid: 19 Parcel: 74 Acreage: 1.17
Zoning	R-1 Residential Site development: Nearly completed
Utilities	Public sewer extended to property Private well required Grinder pump required for final sewer connection

This brochure is marketing material only and is not a survey, engineering report, title report, permit certification, or representation that a future building permit will be approved. Buyers should independently verify zoning, permitted use, setbacks, development status, building requirements, well and sewer requirements, grinder-pump requirements, utility connections, environmental requirements, and all other applicable County requirements before purchase.