

Frequently Asked Questions About 2127 Beach Village Court and the Chesapeake Harbour Community

As prospective buyers have expressed increased interest in both the residence and the surrounding community, we've compiled answers to some of the most common questions.

Please note that, unless otherwise indicated, these observations are based on our personal experience as residents and property owners in Chesapeake Harbour for more than 25 years, conversations with numerous neighbors, and discussions with community staff. Because of privacy considerations, no official demographic data is maintained by the association. Our opinions are a best guess, and we are not responsible for any use made of this information. You should independently verify any information you intend to rely on to make any final decisions.

Community Profile

Is Chesapeake Harbour a retirement community?

No. Chesapeake Harbour is not an age-restricted community. There are no bylaws, rules, or requirements regarding age, ethnicity, occupation, or other demographic factors.

Based on our experience and conversations with fellow residents, we believe:

- The average resident age is likely over 55.
- Approximately half of residents work full-time outside the home.
- A significant number work remotely or serve as consultants after retirement.

The community offers an appealing balance of active lifestyles, professional residents, retirees, and seasonal homeowners.

How many residents live here full-time?

While no official statistics are available, the general consensus is:

- Approximately 40–50% are full-time residents.
- Roughly 30–40% maintain multiple residences.
- About 5–10% use their units as long-term investment rentals.

Short-term rentals and vacation rentals are not permitted.

Are there many families with children?

Families with children under 18 likely represent less than 5% of the community population. However, grandchildren and adult children frequently visit, particularly during weekends, holidays, and summer months.

Marina and Guest Access

Guests of the marina are permitted to use certain amenities, including the pools. In our experience, their presence is barely noticeable. Most marina visitors primarily use the on-site restaurant and tiki bar.

Electric Vehicle Charging

Electric vehicle ownership has increased steadily in recent years. The community currently provides four public charging stations near the tennis courts. Private charging is also available in select townhomes with garages.

Resort-Style Amenities

Residents enjoy a wide variety of amenities, including:

- Scenic walking paths and shell trails, especially around Chase Pond and the marina
- Two pools, including a heated pool and a waterfront pool overlooking the Bay
- A small beach and picnic area adjacent to the Bay pool
- The on-site restaurant and tiki bar at Beacon Waterfront Galley & Bar—privately run
- Picnic areas and barbecue grills
- Pickleball and tennis courts
- Access to boating, nearby marinas, kayak storage, and small sailboat facilities
- There is a Kayak club which maintains Kayaks for club participants rental at a moderate fee. Resident owned Kayaks and beach launched small sailboats are stored at a modest fee as well.
- Convenient bicycle racks throughout the community and serve a host of resident bikers, including electric and pedal assist bikes
- Live music and seasonal concerts, including performances at nearby Carr's Beach and waterfront events on Back Creek
- Weekly Wednesday night sailboat race viewing from the pier behind 2127 Beach Village Court. Typically 8-15 participants bring cocktails and share appetizers while engaging in lively conversations.

- Social gatherings, and informal neighborhood get-togethers at residences, on the pier and around the pools
- Holiday parties, barbecues, and meet-and-greet events organized by an active social committee

The grounds, landscaping, shell paths, snow removal, and trash collection are exceptionally well maintained by professional contractors.

Parking

Parking has never been an issue during our years here. Because many owners travel frequently or maintain multiple homes, spaces are generally available. Additional overflow parking is located near the gatehouse and tennis courts.

Financial Stability and Unexpected Expenses

Chesapeake Harbour has one of the strongest condominium associations we have encountered in the Annapolis area.

During our 25-plus years of ownership, we do not recall any special assessments that were not covered by reserve funds or budget contingencies.

For owners who travel frequently, this is a true lock-and-leave community: simply secure your home, turn off the water, pause your mail service, and enjoy your time away.

Nearby Conveniences

Airports

- Baltimore/Washington International Thurgood Marshall Airport (BWI): approximately 45 minutes
- Ronald Reagan Washington National Airport: approximately 60 minutes
- Washington Dulles International Airport: approximately 70 minutes

Private aviation options include Lee Airport and Bay Bridge Airport 10-30 min. away.

Transportation

- Uber, taxis, and the Annapolis Water Taxi are readily available.

Annapolis

Historic downtown Annapolis is approximately 10–15 minutes away and offers:

- Award-winning restaurants

- Boutique shopping
- Maritime events and festivals
- The United States Naval Academy
- St. John's College events
- Historic tours and waterfront activities

Annual highlights include the Annapolis Boat Shows, Blue Angels demonstrations, and the Christmas Boat Parade.

Regional Access

Baltimore and Washington, D.C., are both within approximately 45–60 minutes.

Shopping

A Giant grocery store is about five minutes away, with three major shopping centers offering additional grocery stores, restaurants, and services within 10 minutes.

Visitor Accommodations

Visitors will find numerous bed-and-breakfasts, waterfront hotels, and major hotel chains within 10–15 minutes of the community.

A Personal Perspective

Over the years, we have lived in four different homes within Chesapeake Harbour, and each experience reinforced our belief that this is one of the most special communities in the Annapolis area.

Whether you prefer an active lifestyle or simply enjoy the peace and beauty of waterfront living, Chesapeake Harbour offers an exceptional quality of life.

For us, 2127 Beach Village Court represented the ideal setting. As lifelong boating and waterfront enthusiasts, we were drawn to the panoramic views, spectacular sunrises, and ever-changing activity on the water.

From the expansive third-floor deck, we've enjoyed sailboat races, passing freighters, views of the Bay Bridge, and evenings when the setting sun casts a warm glow across the water—all without direct western glare.

One of the home's standout features is the generous deck space, which comfortably accommodates outdoor dining while offering some of the finest views in the community.

People often ask why we're moving.

When we purchased this residence in our late seventies, we retained Suzy's ground-floor unit for the future. Now, as we approach 85, we've decided to simplify and move to a single-level home that better suits our needs while allowing us to remain close to the friends and community we cherish.

We hope the next owners will create as many wonderful memories here as we have.

Eric and Suzy.

