

Welcome...



Open House May 16

Introducing 2127 #202 Beach Village Ct.

\$1,150,000
Furnished, Turn Key

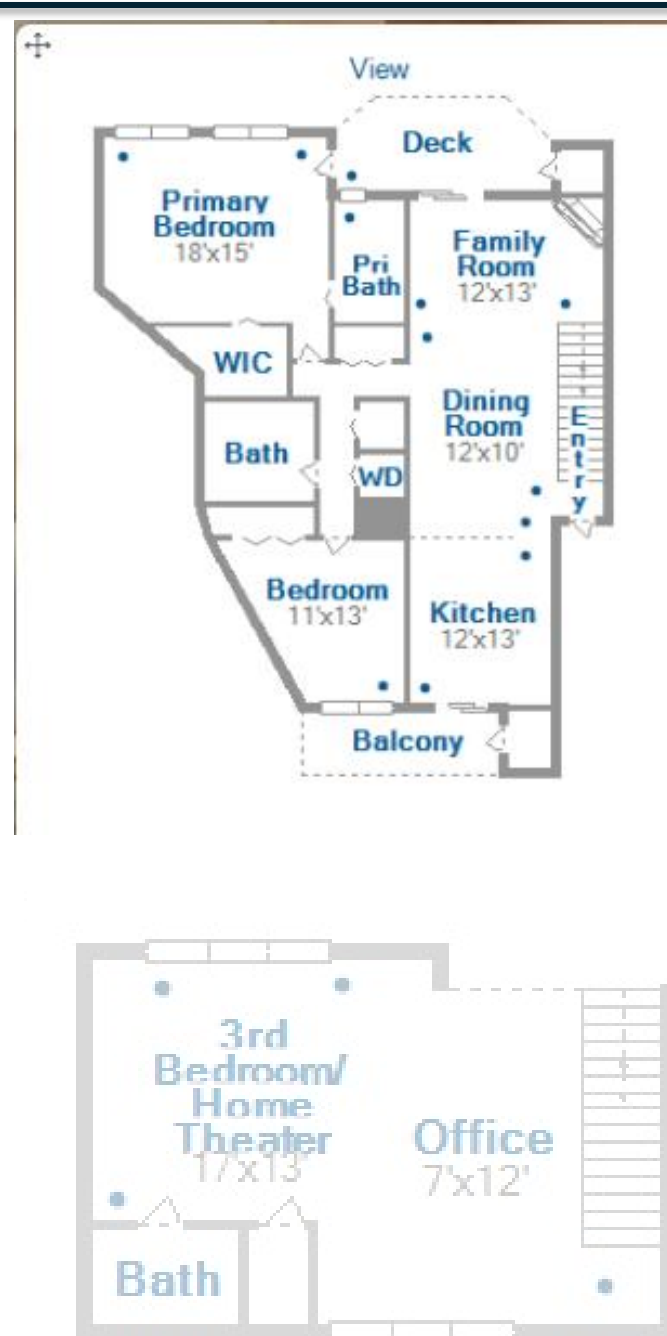
Chesapeake Harbor
Waterfront, furnished
Turn Key condo.
(Buyer agent participation
welcomed)

Index...

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This two story, luxury condo is being offered furnished, Turn key

Use it as your second, vacation home, permanent home, or rental property—***available... immediate occupancy.***

Use the menu to jump to subject of interest or scroll through the presentation. Click on boat graphic below to return to this index

Pictures, mostly by owner, non-professional but informative

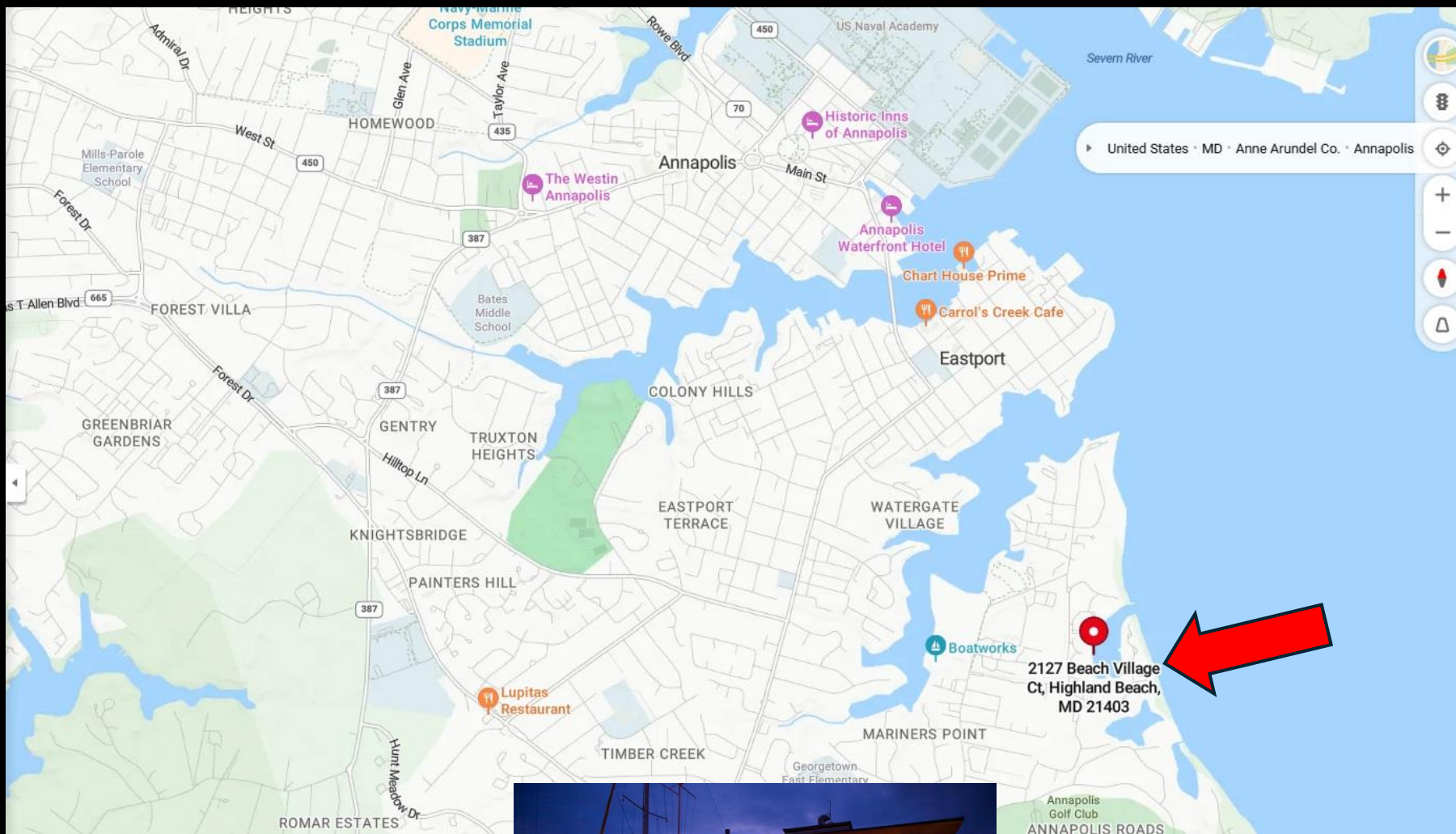




Wake up to A
different sunrise
view every
morning ...

Escape to resort-style living
in this beautifully appointed
2-story penthouse condo is
located in the **gated
waterfront community of
Chesapeake Harbour** —
just minutes from downtown
Annapolis and only 45
minutes to both Baltimore
and Washington, D.C. With
three major airports nearby,
**BWI is just 35 minutes
away**, offering convenient
access for business or
leisure travel.





Location

Perched directly over the water with, arguably, one of the finest views of the Chesapeake. This exceptional waterfront residence offers a rare “surrounded by water” experience. From nearly every angle, your view is uninterrupted Chesapeake Bay — stretching to the Eastern Shore, the Bay Bridge, and the mouth of the Severn River, one of the region’s great crossroads for recreational boating.

10 minutes from historic Annapolis.



Annapolis

America's Sailing Capital-
10 min away by car, or
boat



Chesapeake Harbor deep-water, Marina and restaurant, is in the community, just a short walk away.



Amenities

Adjacent to the Marina is one of Annapolis's best located bar/restaurants, Beacons... with it's popular harbor front Tiki bar.





Your own resort

Everything is close at hand...

It's like having resort amenities in your own backyard, maintenance free!

Major shopping within a mile, marinas galore surround you. Major Airports as near as 35 min., private airport (Lee) within 10 min. Pub and fine dining on property, with lots more within 10 min.

About 2 mi. of shell paths walking in Ches.Hbr.

Annapolis is 10 min away.





2127, arguably
best location &
view going.

Deck seats 8 comfortably,
12 or more for cocktails



Watch events, like the Blue Angels flyover, and Wed. nite races, right from your deck,
or join the group on the community dock.



Resort style living & views

Second pool—heated.
Nature strolling shell paths
throughout





Welcome home

Where the indoors and outdoors merge...



Chesapeake Harbor is a welcoming gated waterfront community equally suited for full-time living, weekend escapes, second-home ownership, or investment opportunities.

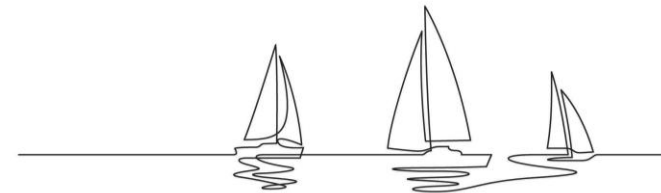




Designer-selected tones throughout the home reflect the changing moods of the outdoors — soft greys and grey-blues echo the water and sky, while subtle sunrise-inspired oranges and purples bring warmth and character to the interiors. Most of the classic, coastal inspired furniture pictured, included.

Cherry wood floors and rich wood accents create a seamless connection between indoor living and the surrounding waterfront setting.

Home is Where the indoors and outdoors merge...





Let me introduce you to 2127 Chesapeake Harbor

"For owner's who value
an active waterfront
lifestyle..."

- "Wake up every morning to panoramic Chesapeake Bay views..."
- "Launch your kayak, walk to the marina, play tennis, enjoy the beach and waterfront pool..."
- "Lock-and-leave convenience without maintaining a detached waterfront home."

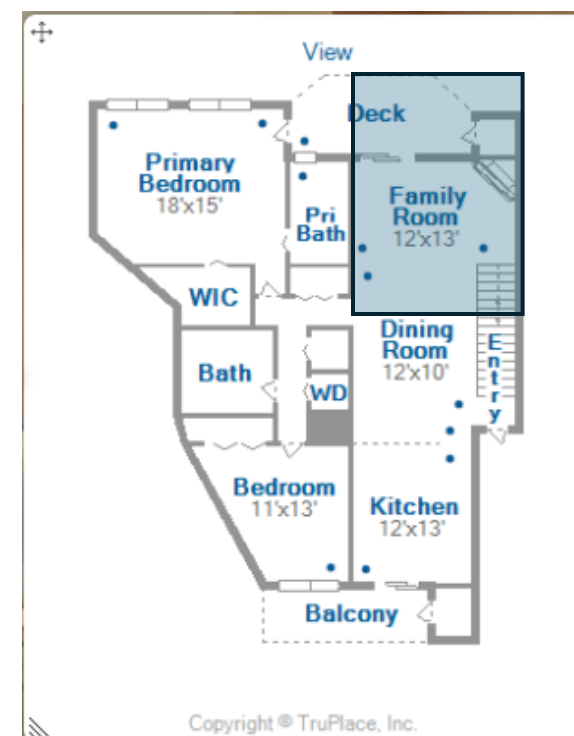
Sellers representative: Alex Tower Sears 443-254-5661,





Family room

- Wide open to deck
- Wood burning fireplace
- Smart lights & Temp control
- Remote control blinds
- Smart sound, lighting-voice control





Interior...

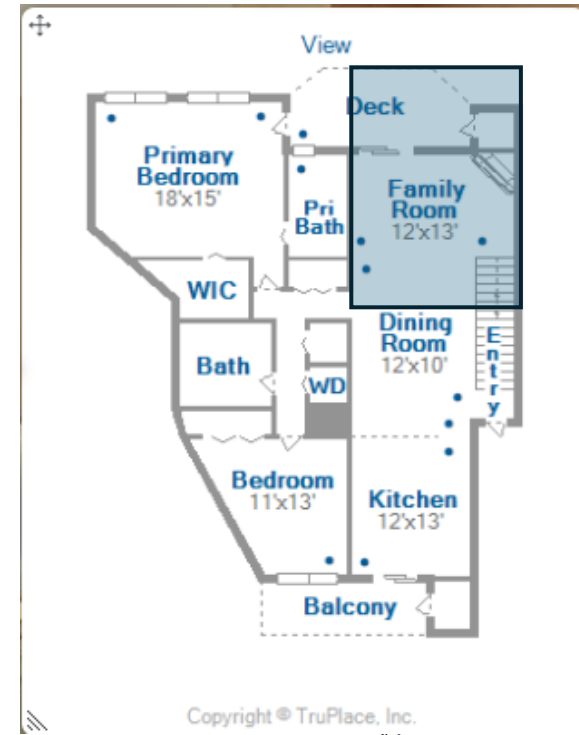
Thoughtfully designed to maximize both efficiency and comfort, the residence is being offered completely furnished and turnkey, ready for immediate enjoyment. The home is equipped as a modern smart residence with **voice-controlled** lighting, speakers, and appliances, along with both wireless internet relay capability and hard-wired connectivity throughout.





Family room

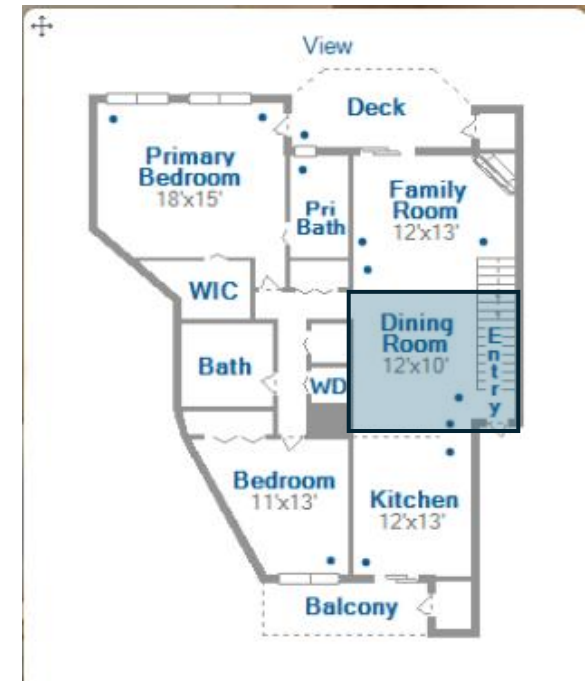
- Facing East, sunrise view—sunset backlighted
- Open loft above, double skylight
- Hi-low backed sofas

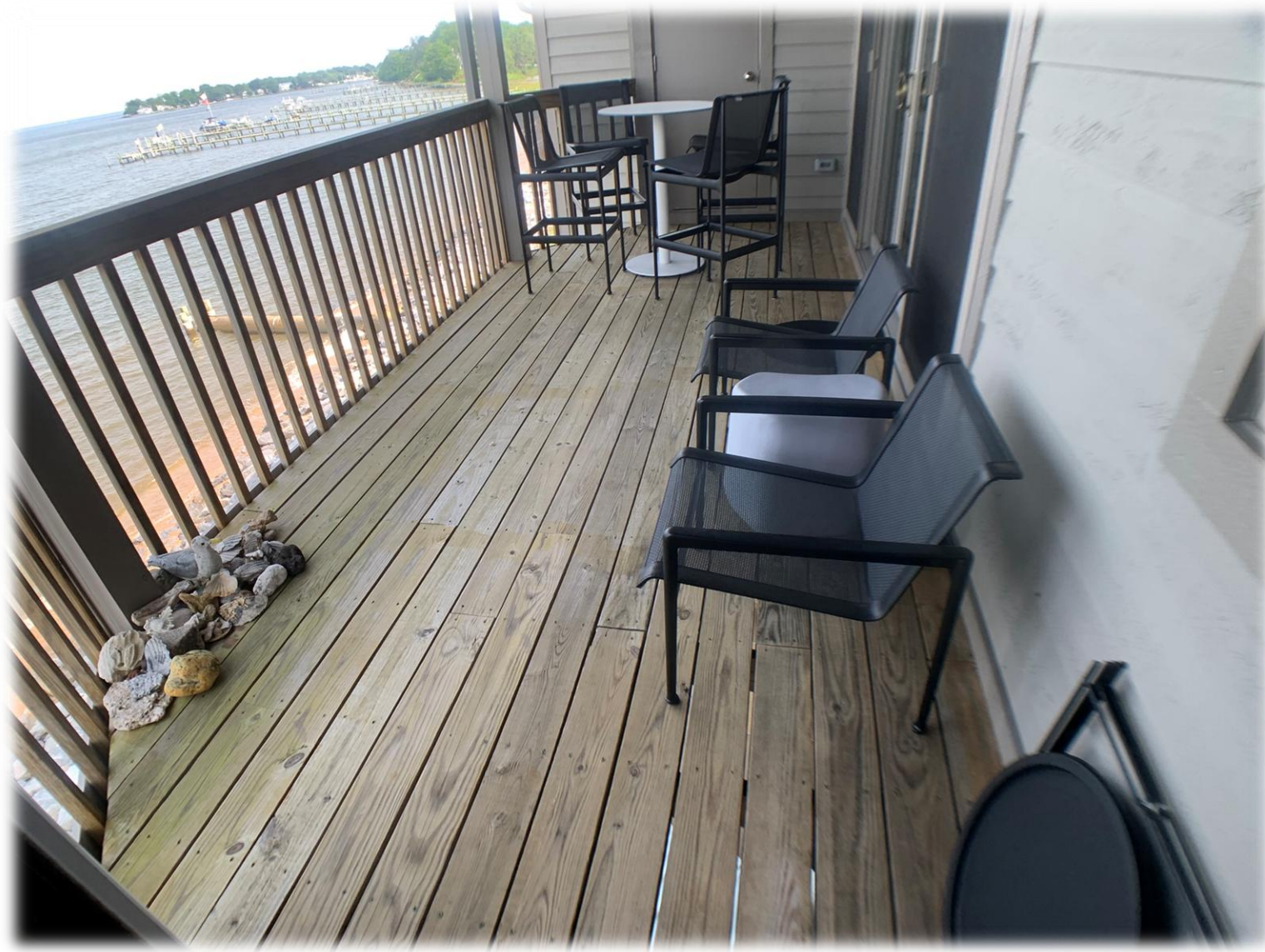




Dining area

4 place with 2 additional chairs for ends, kept at entryway. Dimmable smart, light fixture, kitchen pass trough-granite counters





Main deck, perched directly over the water with, arguably, one of the finest views in the community, this exceptional waterfront residence offers a rare “surrounded by water” experience. From nearly every angle, your view is uninterrupted Chesapeake Bay — stretching to the Eastern Shore, the Bay Bridge, and the mouth of the Severn River, one of the region’s great crossroads for recreational boating.

The Bay deck

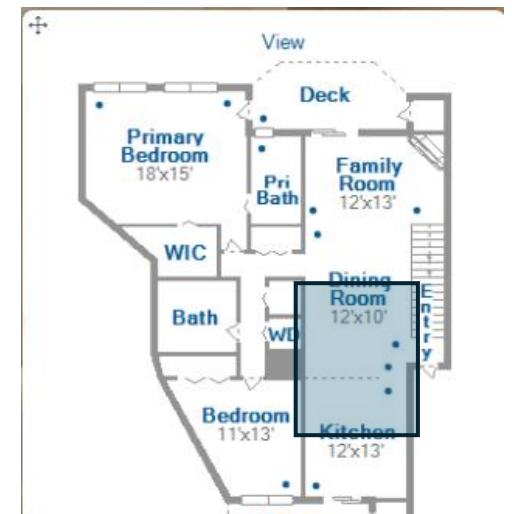
Coffee or cocktails. Boat watching, or socializing
Shaded, sun-rise view.
Huge storage locker at end for Kayak equipment fire-wood and more.





Galley

Smart stove--Induction cooking with Hot air oven, convection-microwave, dishwasher, Double sink garbage disposal, generous sized refrigerator (All appliances, New 24). Granite counters/back splash. Dining room pass through. Wheeled table—prep-eating island.

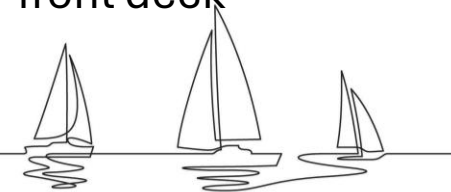




Kitchen, herb
planters



Chase Pond view from
front deck



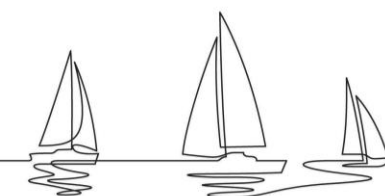
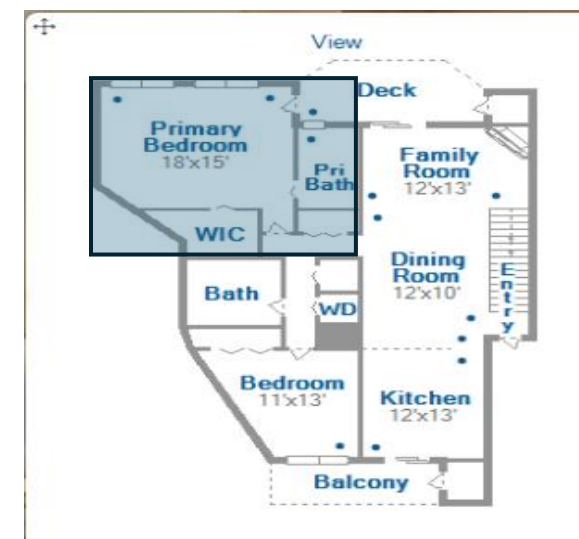


Master BR

Master Bedroom

Smart lighting, electric blinds, fan, private balcony and ensuite master bath

Unobstructed, 3rd floor water view from king bed.



Master Features

Electric blinds

Smart lighting system

Walk in closet (right)



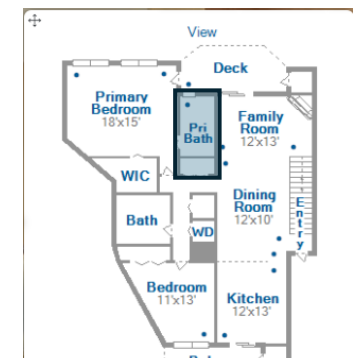
Walk out to main deck
Windows at floor level—
unobstructed Bay view

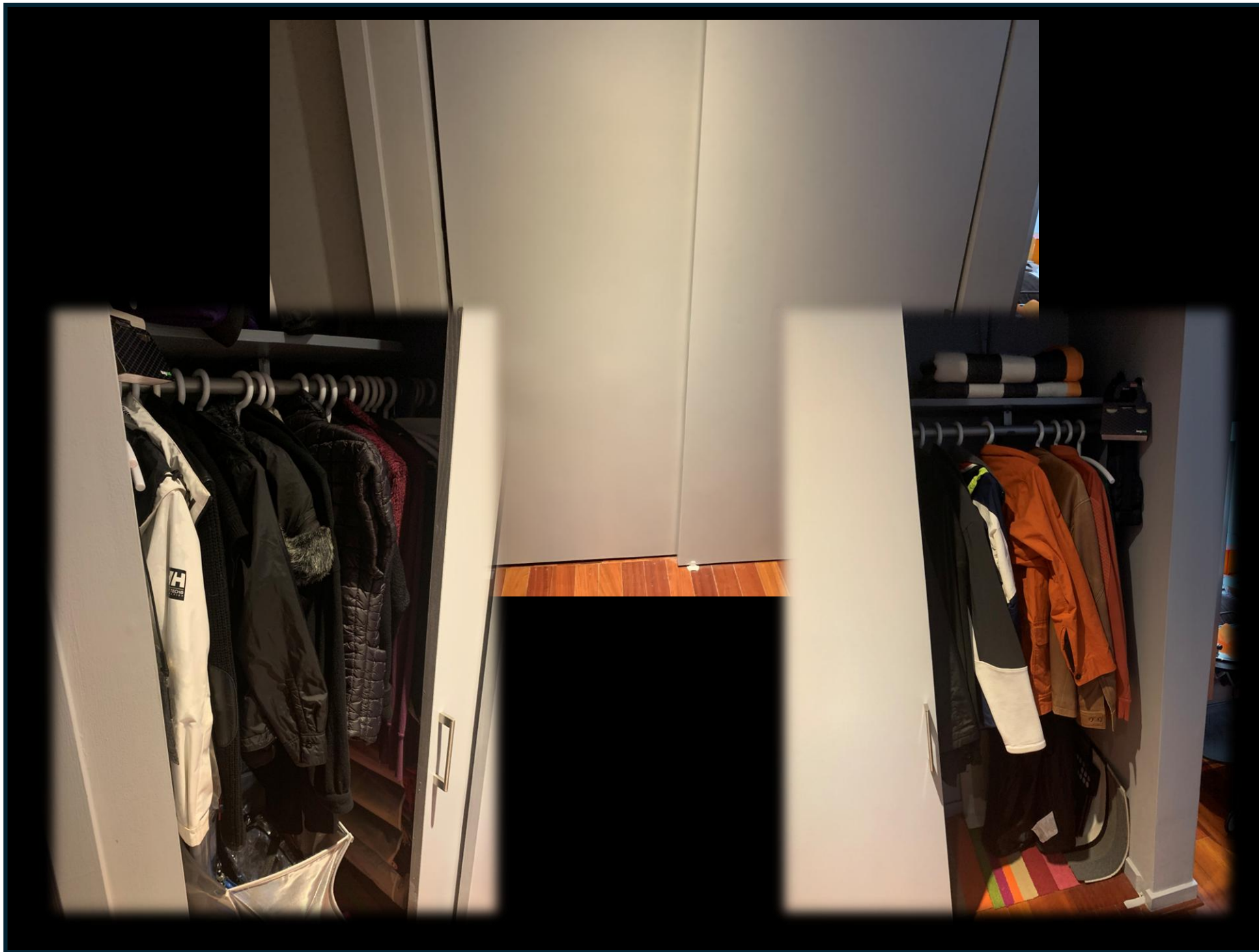




Master bath

- Compact, but practical
- Smart LED lighting
- Double sinks
- Huge double medicine cabinet and under sink storage.
- **Toto elect/bidet toilet**
- Tub/shower with window looking out onto the Bay.
- Walk in closet with pocket door—ensuite

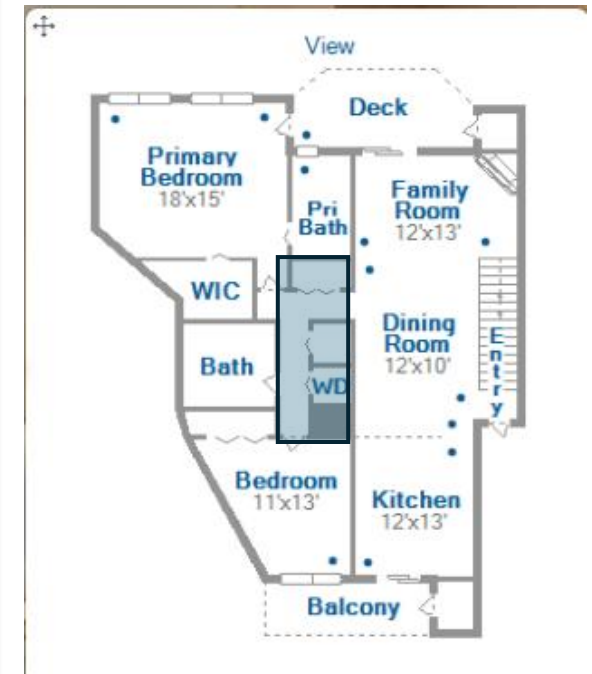


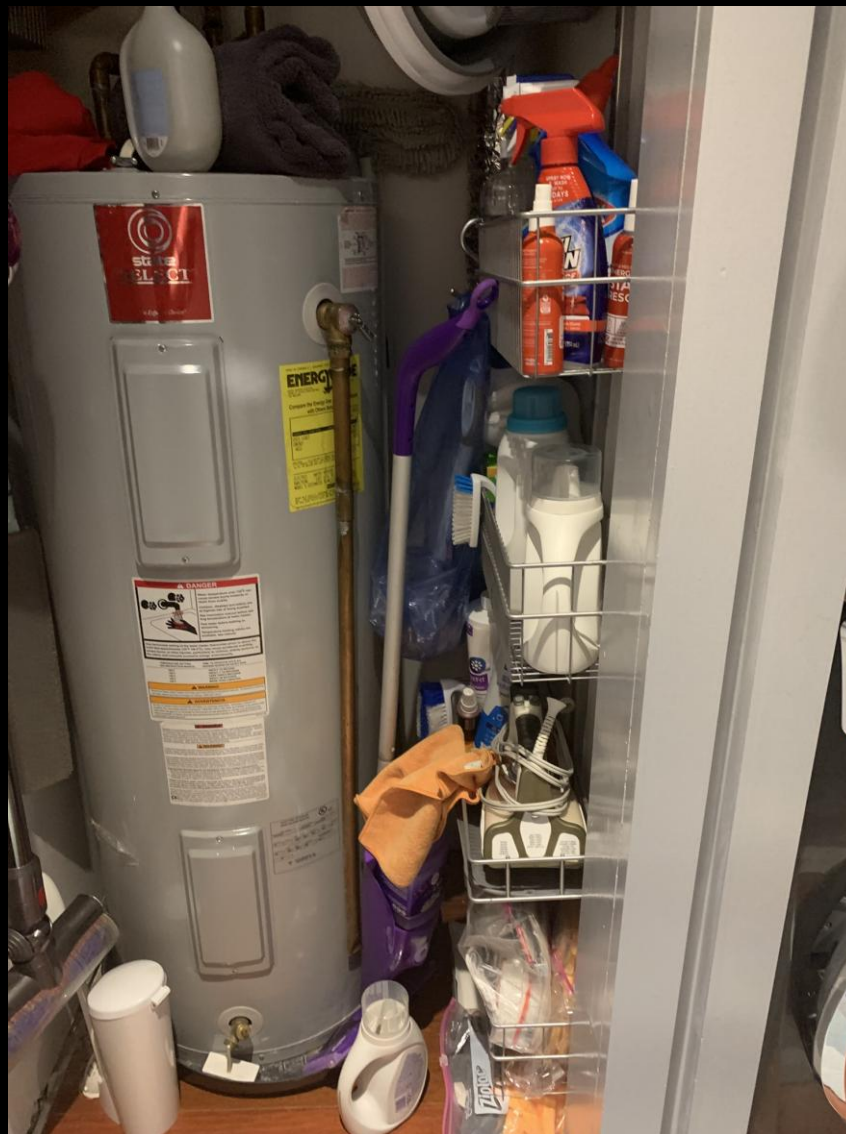


Transition space

Between family room and bedrooms.

Oversized, Double coat/storage closet





Utility rooms

- Full sized washer/ fully vented dryer
- Water heater/utility closet

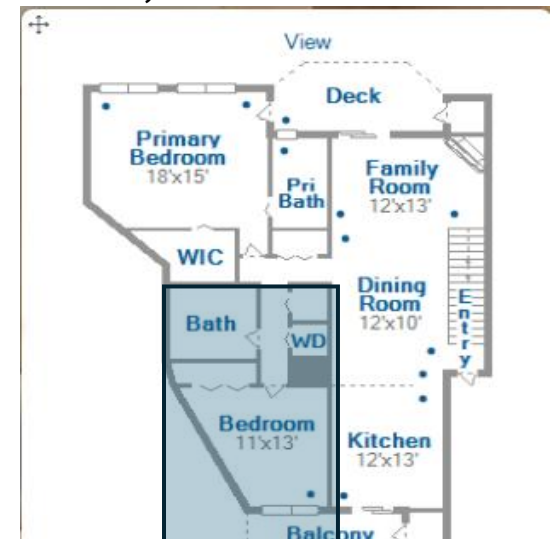
This, In addition to deck utility closet, and from the loft, under eve storage room and 8' overflow, seasonal hanging storage closet shown below.

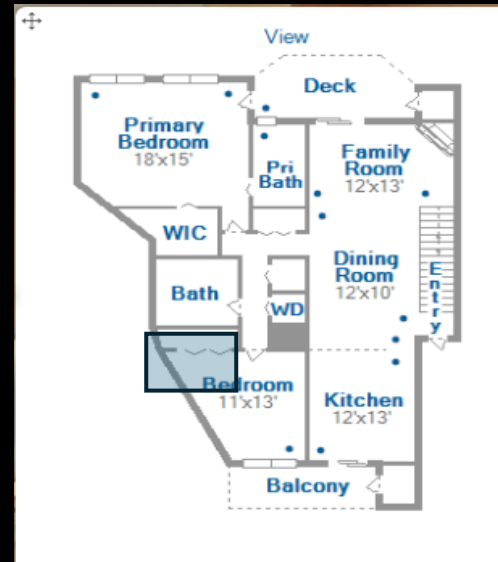




Guest room

- Double closet
- Fan w/remote
- Direct access sliding door to entry side deck with view of Chase pond and sunset coffee/cocktail nook. On deck
- Queen size, lift storage bed, included





Guest bedroom

Light & bright with ample storage and direct access to chase pond balcony.

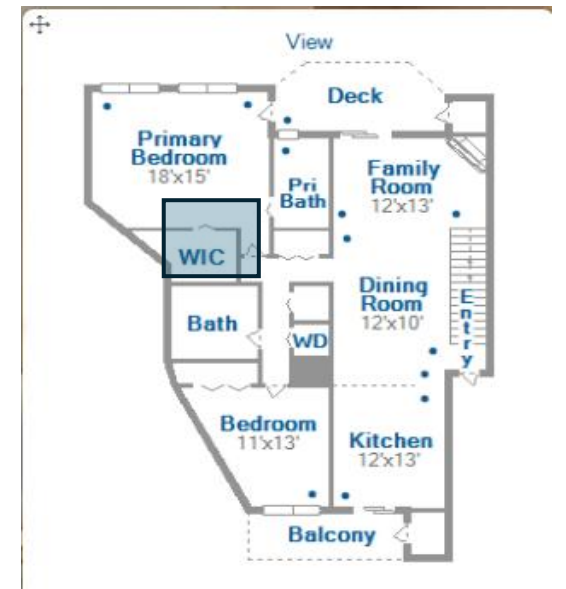


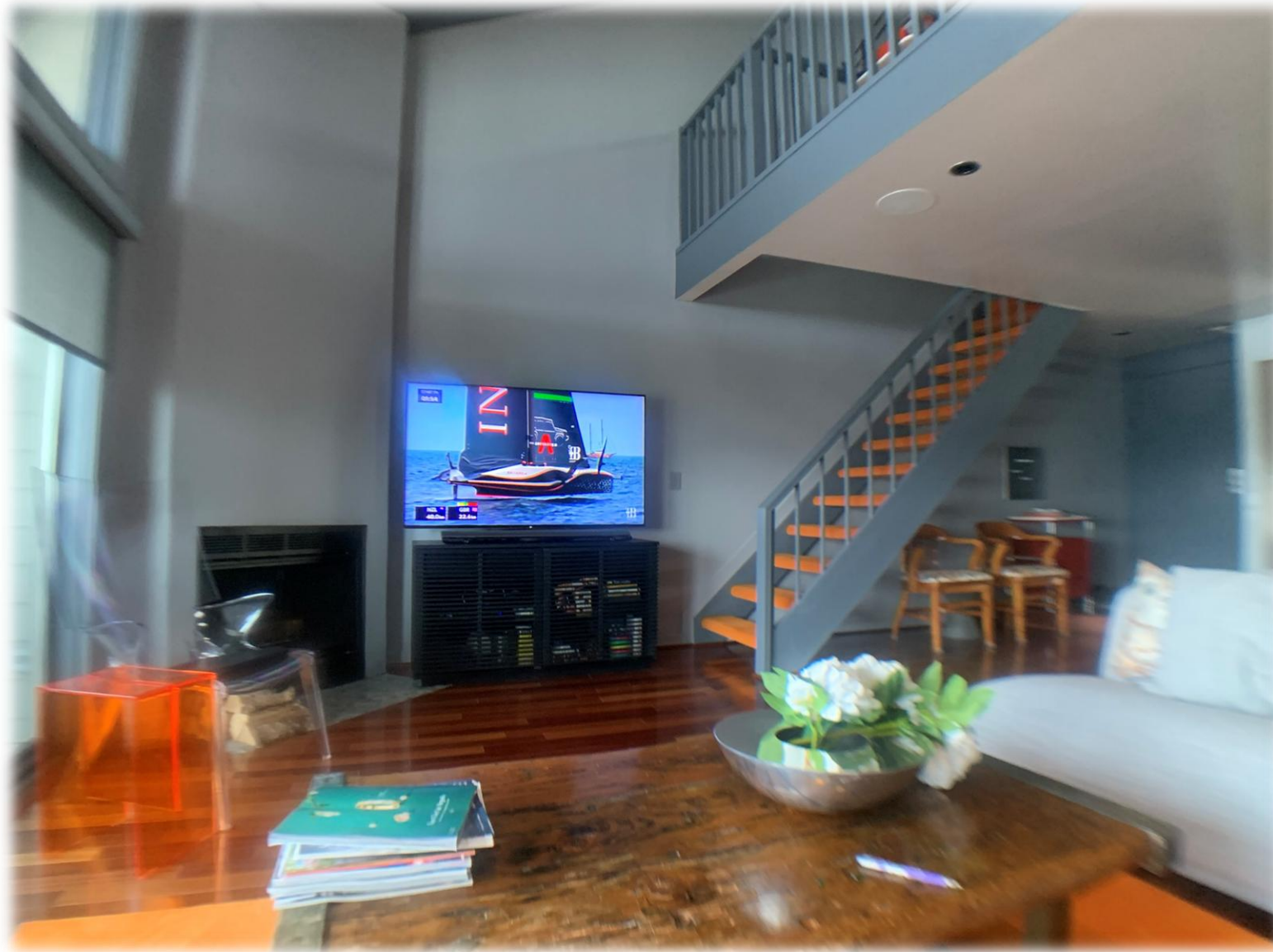


Guest Bath

Full bath for guest room or for general guests.

Bath tub with shower.
Smart LED lighting.





Upper loft utility

Upper loft, 3rd bedroom, office, exercise room—extra storage and a full bath. Several possibilities shown

Visually open stairway with bay view from entryway.

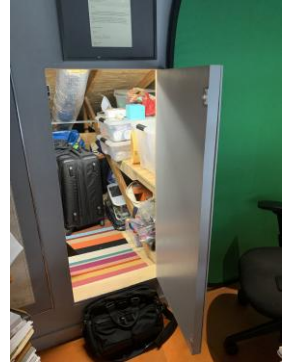
Note color palate of interior, chosen, to seamlessly transition to the Bay view.





Loft-3rd bedroom

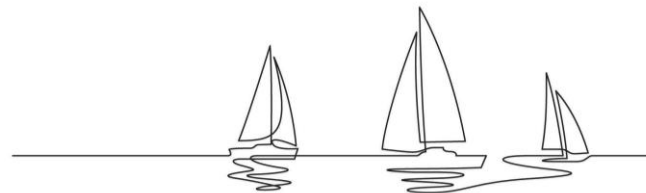
Set up with
extra storage
locker under
eaves 8X10



Additional
8' long
overflow
hanging
space.



Pictures of loft are for informational purposes. Showing several pictures from other listings with similar loft space in the community—set up differently.



Loft full bath

Full bath in loft. Large shower.



Other loft ideas

From neighbor's lofts.

- Combine functions
- Extra bedroom
- Exercise room
- Office
- Library, TV room



Skylight windows, clerestory windows, and opening windows to Bay views.





2015 MRIS



MLS



brigh MLS



brigh MLS

Mix & Match— additional ideas

Thoughtfully designed with exceptional built-in storage, this waterfront residence offers a compact yet highly practical layout with flexible living spaces and effortless, move-in-ready comfort for summer on the Chesapeake.

Full bedroom, or sofa bed, media room



Loft w/ Attic

Alternatives for illustration

Note, included:
2 fans, (88 bottle) wine rack at top of stairs, opening window look out to Bay over bedroom (Lower right), clerestory windows above Office portion, smart lighting and sound system, Full bath and abundant storage





Office Studio

Currently set up as dual office, study, video creation studio, exercise room and overflow storage. Wine and cookbook rack, below





Enjoy...

The Chesapeake Lifestyle.

sunrise coffee

sailboat races

waterfront sunsets

marina life

kayaking

walking trails, bike riding

Beach, picnic grills

tennis/pickleball

gated community

lock-and-leave

convenience

10 minutes to downtown

Annapolis

2127 is simply the front-row seat to that lifestyle.

Let's toast to that!

*Known as a carefree,
active resort community to
enjoy, to refuel, to relax.*



Resort style living

Your home. Quiet and serene, yet only steps from Chesapeake Harbor's resort-style amenities, including:

- waterfront pool
- pickleball and tennis courts
- natural beach
- kayak storage
- shell paths and waterfront walking trails
- electric vehicle charging stations
- Marina
- Restaurant/Tiki bar





Offered fully furnished,
see details below...
Immediate occupancy.

> Link Furniture & Features.

- [Link to this Zillow listing](#)
- [Link to 3D Tour](#)
- [Link to Q&A](#)

Substantial upgrades accomplished: including all new appliances 2024; Complete home re-wiring including all new smart home features and all new recessed LED lighting.

Voice/smart phone controlled: lighting, climate, Alexa sound system, TV, & appliances.

This home is a rare, 3BR, 3 bath, loft unit waterfront, with the best views in the entire development.

Maybe take another look?

Listed by:

Alex Tower Sears 443-254-5661,
TTR Sotheby's International Realty (410) 280-5600,
(Buyer agent participation welcomed)

Questions: Eric Smith 410-703-5655

sailscapeese@gmail.com

Suzy Larson 443-994-3322

suzyonthesevern@aol.com

HIGHLIGHTS...

- Sunrise view. Shaded/covered Bay View deck
- In community restaurant/Tiki Bar
- Pool and beach/kayak rack a few steps away.
- Tennis/ Pickle Ball Courts and electric vehicle charging-a few steps away.
- Community dock (Fishing, Wed. nite sailboat racing watch parties, socializing) adjacent to building
- Ample Parking for owners and guests a few steps away

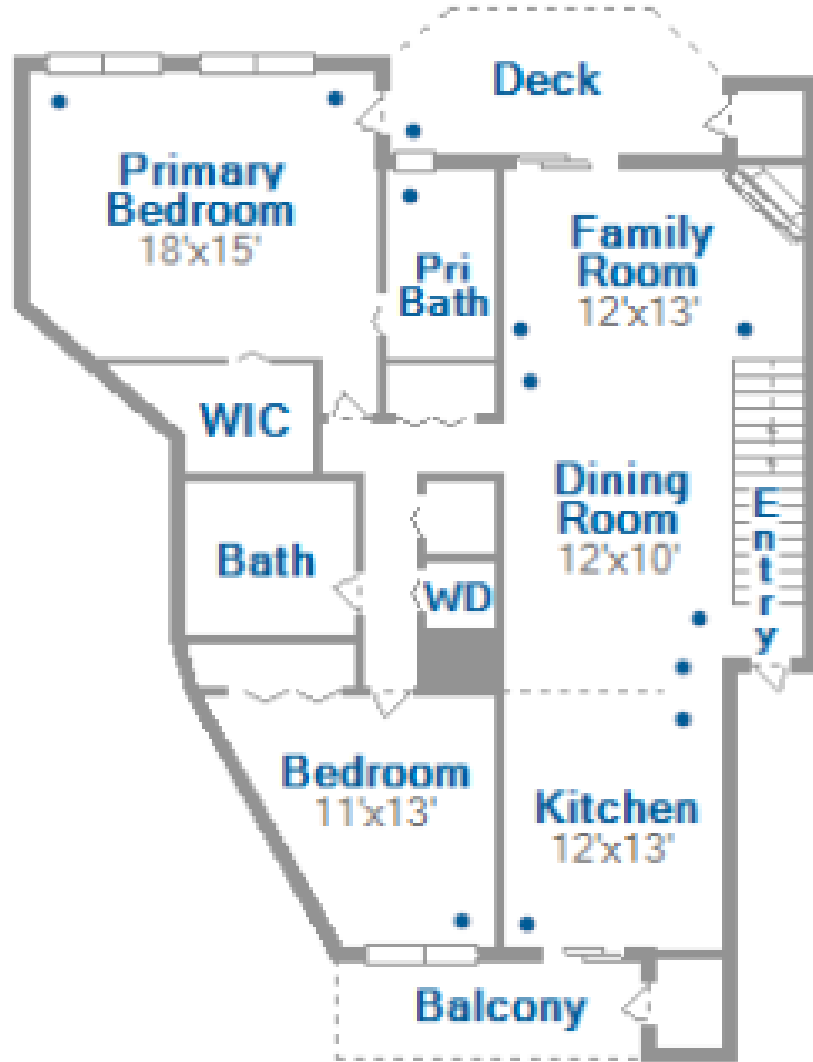
Contact info

Your new sunrise view...





Chesapeake Bay/River View



Chase Pond View

Highlights

- Resort style living with full walking distance amenities
- **Smart home**
 - Electric blinds
 - Phone/voice controlled: Lights throughout, sound system and thermostat.
 - Residents vote this unit best condo view location in Chesapeake Harbor.



Layouts

Measurements believed to be correct, but not guaranteed. Stated sq. 1800 sq.ft. Doesn't include outdoor and under eave storage closets.

Some info and specs, Gathered from sources believed to be reliable, but not guaranteed.

[Link to features & available furnishings](#), to Included as part of turn key package (AS SEEN IN LISTING AND DETAILED IN LINK)



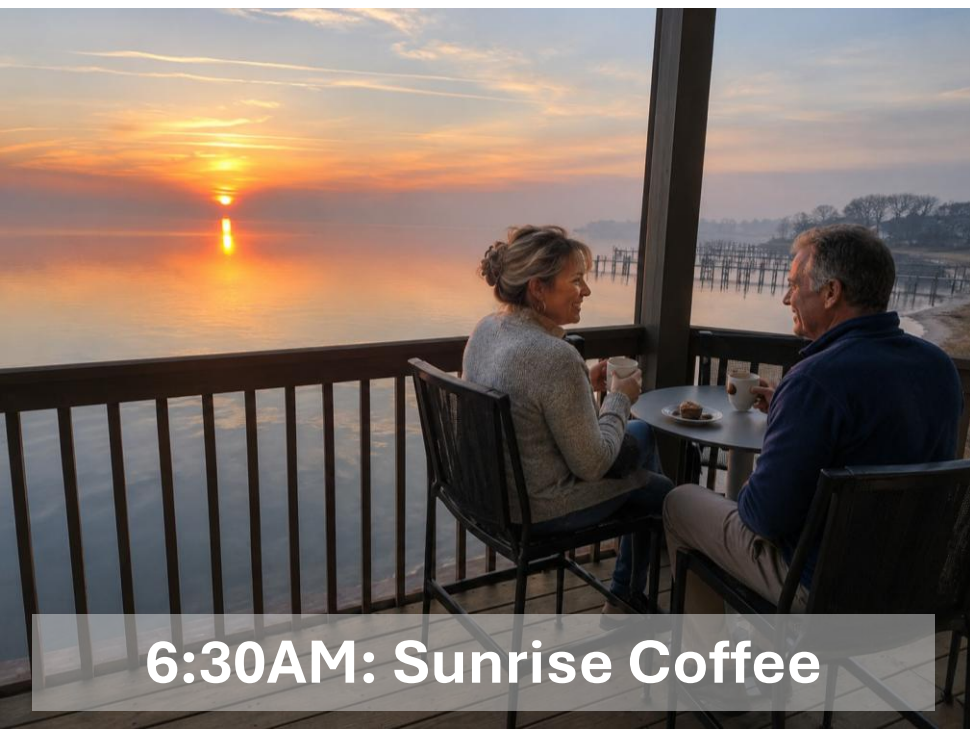
A Day in your life at Chesapeake Harbor



Morning fishing on pier



3:00 PM Pickle ball, or launch Kayak



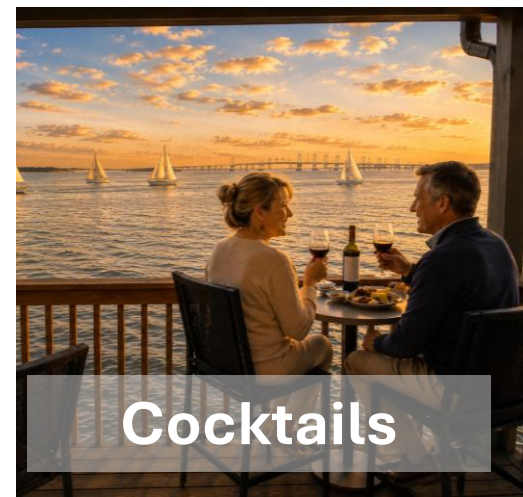
6:30AM: Sunrise Coffee



Morning walk



Lunch-Marina



Cocktails

After a full day,
Enjoy your evening



