

\$462,500 - 1016 Carrs Rd, Annapolis

MLS® #MDAA2128868

\$462,500

2 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.31 Acres

CARRS MANOR, Annapolis, MD

Tucked away in Carrs Manor on the Annapolis Neck Peninsula, this 2-bedroom, 2-bath rancher offers a peaceful, private setting with all the conveniences of city living. This desirable ranch-style home offers charm and character in a cozy and functional space with a spacious backyard rarely found this close to downtown Annapolis.

Step inside, and youâ€™ll immediately notice the character-filled details that make this home truly special. The bright and airy layout flows effortlessly from the main living area into a fully finished four-season sunroomâ€”ideal for your morning coffee, home office, or extra lounge space. The restful primary suite features a large updated bathroom with a tub/shower combination. A second bedroom, with oversized closet, also has a hall bath. A uniquely designed living area will captivate you, from the kitchen with its open overlook, to the sunlit living room with beautiful built-in shelving. An ideal layout provides every space you need in this relaxed, welcoming home.

Set on a spacious, flat 0.31-acre lot, the fully fenced backyard provides a private retreat for outdoor entertaining, gardening, or simply relaxing. Whether you're hosting a barbecue or setting up a hammock to unwind, there's plenty of space to make it your own.

Updated lovingly throughout the years, this home is truly move-in ready. Recent updates



include the fully finished sun room with ductless mini-split (2024), a new shed and patio (2020), the addition of the 2nd bathroom as well as the renovation of the kitchen and primary bath (2020/2021), and new driveway (2021). With a newer roof (2019) and crawl space encapsulation (2019), life at 1016 Carrs Road will be low-maintenance!

Enjoy easy access to all that Annapolis offers—from waterfront dining and boutique shopping to vibrant cultural events and scenic parks. Walk or bike to Ellen O. Moyer park, the Beacon waterfront restaurant, local marinas including Bert Jabin's Yacht Yard and the Black Market Bakers location at Port Annapolis marina. Just minutes from downtown Annapolis and Eastport, the best of Annapolis living awaits right outside your door. Welcome home!

Built in 1940

Essential Information

MLS® #	MDAA2128868
Price	\$462,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,205
Acres	0.31
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	1016 Carrs Rd
Subdivision	CARRS MANOR
City	Annapolis

County	ANNE ARUNDEL-MD
State	MD
Zip Code	21403

Amenities

Amenities	Stall Shower, Tub Shower, Carpet, Entry Lvl BR, Master Bath(s), Recessed Lighting, Skylight(s), Wood Floors
Utilities	Cable TV Available, Above Ground
Parking	Asphalt Driveway

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Dryer, Exhaust Fan, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer, Water Heater, Water Conditioner
Heating	Heat Pump(s)
Cooling	Central A/C, Ductless/Mini-Split
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Fenced-Rear
Lot Description	Front Yard, Level, No thru street, Private, Rear Yard, SideYard(s)
Windows	Screens, Skylights, Bay/Bow
Roof	Architectural Shingle
Foundation	Crawl Space
Other Structures	Shed

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
Elementary	GEORGETOWN EAST
Middle	ANNAPOLIS
High	ANNAPOLIS

Additional Information

Date Listed	October 18th, 2025
Days on Market	17
Zoning	R10

Listing Details

Listing Office

Compass



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Listing information last updated on November 3rd, 2025 at 7:45am EST