

\$2,998,000 - 22540 Hardcastle Ln, Bozman

MLS® #MDTA2012036

\$2,998,000

5 Bedroom, 6.50 Bathroom, 4,711 sqft

Residential on 2.41 Acres

BOZMAN, Bozman, MD

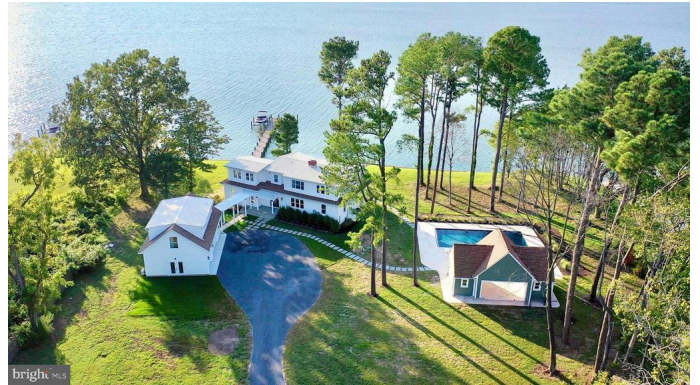
The Ultimate Harris Creek Retreatâ€”Unrivaled Views. Room to Spread Out. Sunsets Youâ€™ll Never Forget.

Welcome to your familyâ€™s forever getaway: a fully renovated waterfront estate on 2.4 acres with 240+ feet of direct water frontage. Perfectly positioned for stunning western views over Harris Creek, this exceptional property includes a reimaged main residence, newly constructed three-bay garage with guest suite, and a thoughtfully designed pool house for seamless indoor-outdoor living.

Enjoy water views from nearly every room. Inside, a welcoming foyer leads to a dramatic great room with panoramic vistas and open flow ideal for entertaining. The sleek kitchen features an oversized island, 48â€• fridge, six-burner range, drawer microwave, beverage cooler, and ample cabinetry. A cozy fireside game room and a whimsical nautical-themed powder room add charm. A main-level bedroom with en-suite bath offers comfort for guests or those with mobility needs.

Step outside to a large WearDeck composite deck with views of the new 100â€™ pier, 10,000 lb boat lift, and jet ski lifts. The approx. 3-ft MLW (buyer to verify) allows for a variety of watercraft. Spend your days tubing, water skiing, or fishing from your backyard.

Upstairs, the expansive primary suite spans



nearly the full width of the home, with tranquil water views, spa-style bath, walk-in closet, and space for a future sixth bedroom (once public sewer arrives, expected in 2026). Two additional bedrooms—one en-suite and one with shared bath—plus laundry complete the upper level. Nearly every bedroom offers views of the water or pool.

The brand-new 40' x 20' pool features a sunning ledge, bubbler, automatic cover, and is pre-plumbed for a slide. The pool house adds a full bath, kitchenette, lounge area, and pool equipment/storage room with room for a future heater.

The detached garage offers even more flexibility: a finished guest suite with en-suite bath, mini-split HVAC, and wet bar rough-in. The lower garage level—also with water views—makes an ideal workshop, studio, or creative space.

With an elevated lot above the floodplain, new 5-bedroom BAT septic system, and anticipated sewer connection, this home is future-ready. All systems have been updated: dual-zone HVAC, electrical, plumbing, and roof. Exterior upgrades include Hardiplank siding, composite trim, and low-maintenance decking.

A new tar-and-chip road adds smooth, low-maintenance access, rounding out the property's turnkey appeal.

Set along the revitalized shores of Harris Creek—home to the largest oyster restoration project in Chesapeake Bay history—this legacy retreat blends eco-conscious living with timeless waterfront luxury.

Built in 1988

Essential Information

MLS® #	MDTA2012036
Price	\$2,998,000
Bedrooms	5
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	4,711
Acres	2.41
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active Under Contract

Community Information

Address	22540 Hardcastle Ln
Subdivision	BOZMAN
City	Bozman
County	TALBOT-MD
State	MD
Zip Code	21612

Amenities

Amenities	Wood Floors, Walk-in Closet(s), Formal/Separate Dining Room, Master Bedroom - Bay Front, Master Bath(s), Upgraded Countertops
Parking	Paved Driveway
# of Garages	2
Garages	Garage - Side Entry, Oversized
View	River
Is Waterfront	Yes
Waterfront	River
Has Pool	Yes
Pool	Pool (In-Ground), Saltwater

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Range, Built-In Microwave, Oven/Range-Gas, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer, Dryer
Heating	Central, Heat Pump(s)

Cooling	Heat Pump(s), Ductless/Mini-Split
Has Basement	Yes
Basement	Interior Access, Unfinished
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Pool (In-Ground)
Lot Description	Poolside, Rear Yard, Stream/creek
Windows	Double Pane, Double Hung
Roof	Shingle
Foundation	Block

School Information

District	TALBOT COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 1st, 2025
Days on Market	30
Zoning	RESIDENTIAL

Listing Details

Listing Office	Urban Brokers, LLC
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Listing information last updated on November 18th, 2025 at 1:45am EST