

\$2,300,000 - 11114 Spring Branch Ln, Berlin

MLS® #MDWO2031100

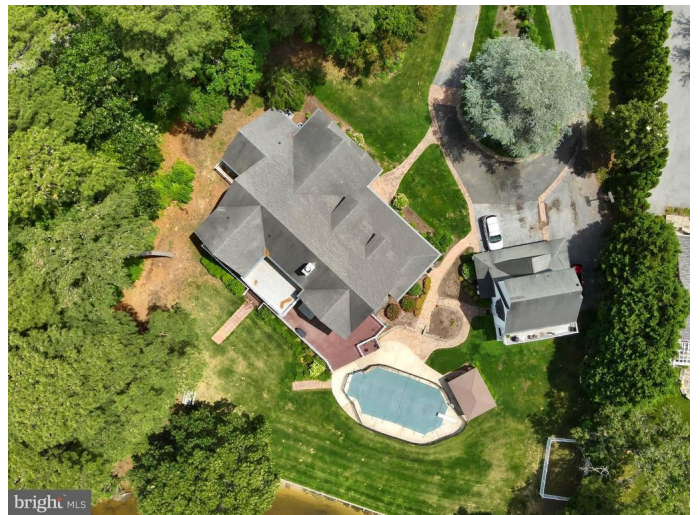
\$2,300,000

6 Bedroom, 6.50 Bathroom, 5,936 sqft

Residential on 1.41 Acres

NONE AVAILABLE, Berlin, MD

Welcome to your dream waterfront retreat! Situated on a beautifully landscaped 1.4-acre lot, this expansive 6-bedroom, 6.5-bath home boasts over 5,100 square feet of thoughtfully designed living space that blends luxury, comfort, and functionality. A circular asphalt driveway welcomes you to this exceptional property featuring a detached 2-car garage with a private apartment above—ideal for guests, in-laws, or rental income. Inside the main home, you're greeted by solid mahogany hardwood floors and an open-concept layout that effortlessly connects the heart of the home to the outdoors. The spacious kitchen is a chef's dream with a large eat-up bar, pantry, and high-end appliances, opening into an all-glass main-level living area offering breathtaking water views. Designed for gatherings and multi-generational living, the home includes a first-floor owner's suite with a spacious steam walk-in shower, private access to the screened porch, expansive deck area, and serene water vistas. Two additional en-suite bedrooms on the main level, along with a cozy office with water views, laundry room, and a fully equipped gym, add to the home's thoughtful layout. The formal dining room, complete with a wood-burning fireplace, overlooks the water, creating the perfect backdrop for memorable meals. Upstairs, you'll find a spacious game room, second laundry, three additional en-suite bedrooms, including a second owner's suite with access to the expansive



balconyâ€”perfect for morning coffee or sunset views. Step outside to enjoy a true outdoor oasis that includes a waterfront pool, expansive hardscaped patio, and a large playful backyard. For the water enthusiast, the property features a bulkhead dock, boat lift, small beach entrance ideal for kayaking, and easy water access. From the mature landscaping to the thoughtful layout and finishes, every detail has been considered in this one-of-a-kind home that blends gracious living, marvelous water views, large waterfront back yard with unmatched recreational opportunities. Don't miss your chance to own a rare waterfront gem that's perfect for year-round living or a weekend escape.

Built in 2002

Essential Information

MLS® #	MDWO2031100
Price	\$2,300,000
Bedrooms	6
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	5,936
Acres	1.41
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active Under Contract

Community Information

Address	11114 Spring Branch Ln
Area	Worcester East of Rt-113
Subdivision	NONE AVAILABLE
City	Berlin
County	WORCESTER-MD

State	MD
Zip Code	21811

Amenities

Parking	DW - Circular
# of Garages	2
Garages	Other
View	Bay
Is Waterfront	Yes
Waterfront	Bay
Has Pool	Yes

Interior

Heating	Heat Pump(s)
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Roof	Architectural Shingle
Foundation	Crawl Space, Block

School Information

District	WORCESTER COUNTY PUBLIC SCHOOLS
High	STEPHEN DECATUR

Additional Information

Date Listed	May 27th, 2025
Days on Market	55
Zoning	A-1

Listing Details

Listing Office	Holiday Real Estate
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Listing information last updated on November 3rd, 2025 at 6:15am EST