

\$849,000 - 3268 Kitty Duvall Dr, Annapolis

MLS® #MDAA2117802

\$849,000

0 Bedroom, 0.50 Bathroom,
Residential on 0.62 Acres

NONE AVAILABLE, Annapolis, MD

Rare Opportunity to Build Your Dream Home
Near Historic Downtown Annapolis
3268 Kitty Duvall Drive | Offered at \$875,000 |
Includes Lot, Site Work Budget &
Customizable Chestnut Model by Timberlake
Homes

Embrace the chance to create your dream home on a peaceful, build-ready .62-acre wooded lot just minutes from the charm and energy of downtown Annapolis. Nestled off a quiet, private gravel lane, this flat homesite offers public sewer access and the benefit of preliminary engineering already completed—making it easier and faster to build.

This exclusive opportunity includes Timberlake Homes'™ highly flexible and elegant Chestnut floorplan, thoughtfully designed to combine comfort, functionality, and style. Enjoy the tranquility of a secluded setting with convenient access to vibrant shops, waterfront dining, cultural landmarks, and historic marinas.

Highlights of the "To Be Built" Chestnut Model:
2,251–2,498 sq. ft. | 4 Bedrooms | 2.5+ Bathrooms

Welcoming open foyer with tucked staircase and central powder room
Spacious family room with optional 4'



extension and fireplace
Gourmet eat-in kitchen with 42" maple
cabinetry, granite countertops, walk-in pantry,
breakfast island, and Samsung appliances
(including a double wall oven)
Mudroom entry from a 2-car garage
Elegant oak stairs from main to upper level
Hardwood, LVP, or laminate flooring
throughout main level
9" ceilings on main level with 9"™
foundation walls for added volume
Ceramic tile in all bathrooms
Stylish brushed nickel hardware and Moen
fixtures throughout
Optional features: deluxe primary bath, third
full bath, sunroom, and lower-level recreation
room

Chestnut Floorplan Overview:
The Chestnut offers timeless appeal with a
flexible layout. A bright foyer opens to a
versatile flex room, while the central staircase
leads to four generously sized bedrooms
upstairs, a full hall bath, and a convenient
second-floor laundry room. Enhance your
living space with thoughtful options like a
sunroom, extended family room, or finished
basement recreation area.

Additional Notes:
Timberlake Homes makes no representations
regarding the lot or its sale. Please contact the
listing agent to connect directly with the
builder. Photos and floor plans may show
upgraded features not included in the base
price. Final pricing may vary depending on
selected options and builder allowances.

Essential Information

MLS® #	MDAA2117802
Price	\$849,000
Bathrooms	0.50

Half Baths	1
Acres	0.62
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	3268 Kitty Duvall Dr
Subdivision	NONE AVAILABLE
City	Annapolis
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21403

Interior

Heating	None
Cooling	None
Has Basement	Yes
Basement	Other
# of Stories	3
Stories	3

Exterior

Foundation	Other
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School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
Elementary	HILLSMERE
Middle	ANNAPOLIS
High	ANNAPOLIS

Additional Information

Date Listed	June 10th, 2025
Days on Market	143
Zoning	R2

Listing Details

Listing Office	Cummings & Co. Realtors
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Listing information last updated on October 30th, 2025 at 9:16am EDT