

\$1,175,000 - 326 Carlyn Dr, Severna Park

MLS® #MDAA2128648

\$1,175,000

4 Bedroom, 3.50 Bathroom, 4,110 sqft

Residential on 0.40 Acres

WOODBERRY FARMS, Severna Park, MD

Spacious and beautifully built custom colonial in desirable Severna Park! Offering over 4100 total square feet, this 4-bedroom, 3.5-bath home features bright open living areas, gleaming hardwood floors, and a comfortable layout perfect for spacious living and entertaining. The kitchen opens to a cozy family room with stacked stone fireplace & bright breakfast room overlooking spacious backyard & patio. Finished lower level provides great bonus space for recreation or guests. Enjoy outdoor living on a nearly half-acre, fully fenced lot with plenty of room to relax or play. Extensive hardscaping with paver patio & built-in wall for seating & hosting. Attached 2-car garage with ample storage. Ideal location close to coveted Severna Park schools, parks, and commuter routes complete the package!

Built in 2013

Essential Information

MLS® #	MDAA2128648
Price	\$1,175,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,110
Acres	0.40
Year Built	2013



Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Coming Soon

Community Information

Address	326 Carlyn Dr
Subdivision	WOODBERRY FARMS
City	Severna Park
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21146

Amenities

Amenities	Wood Floors, Recessed Lighting, Formal/Separate Dining Room, Crown Molding, Chair Railing, CeilingFan(s)
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener

Interior

Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Oven-Wall, Refrigerator, Washer, Water Heater
Heating	90% Forced Air, Heat Pump(s), Zoned, Solar - Active
Cooling	Central A/C, Ceiling Fan(s)
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Partial, Improved, Heated, Partially Finished, Rear Entrance, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Bump-outs, Patio, Fenced-Rear
Roof	Architectural Shingle
Foundation	Other

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
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Elementary	FOLGER MCKINSEY
Middle	SEVERNA PARK
High	SEVERNA PARK

Additional Information

Date Listed	October 15th, 2025
Zoning	R2

Listing Details

Listing Office	Chaney Homes, LLC
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