

\$2,395,000 - 517 Broadwater Way, Gibson Island

MLS® #MDAA2128254

\$2,395,000

4 Bedroom, 2.50 Bathroom, 3,105 sqft

Residential on 0.88 Acres

GIBSON ISLAND, Gibson Island, MD

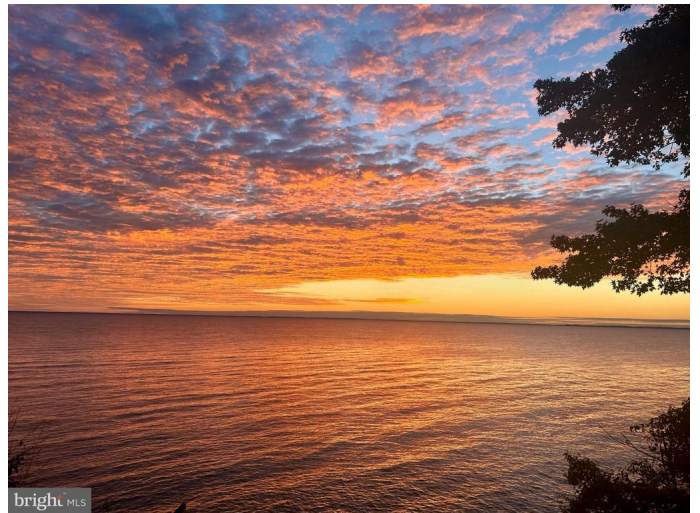
Wake up every morning to panoramic views of the Chesapeake Bay, surrounded by natural beauty, serenity, and privacy. This is a once-in-a-lifetime opportunity to build the home of your dreams on spectacular Gibson Island, one of Maryland's most sought-after private gated communities.

A prime waterfront lot, this exceptional property offers breathtaking, unobstructed views of the Bay – a front-row seat to sunrises, sailboats, and the tranquil rhythm of coastal living. Whether you envision a classic coastal retreat or a modern architectural masterpiece, this blank canvas allows you to bring your vision to life in an idyllic, secure setting.

This is more than just land – it is an invitation to create a legacy, a place where memories are made, and a lifestyle that embodies peace, elegance, and timeless waterfront living.

Please note that this property has a non-habitable structure on it that is most likely a tear down and is most likely unsafe to enter. There is significant erosion on the slope requiring remediation. Rough estimates available.

Gibson Island is a gated sanctuary known for its privacy, natural beauty, and world-class amenities, including a private country club (membership by invitation) that includes a Seth



Raynor Charles Blair McDonald golf course with no T times, tennis, pickle ball, skeet shooting, swimming, summer camp, and a yacht club for both power and sail, and a skeet range. A full-service yacht yard is on the Island, along with walking trails. There is a stunning 43-acre freshwater spring fed lake for non-motorized watercraft, swimming, paddleboarding, kayaking and fishing. Enjoy the Island's private beaches and shorelines. With only a limited number of homes and a strong sense of community, the Island offers a rare blend of casual living and charm – just an hour from Washington, D.C., 45 minutes from Baltimore, and 40 minutes from Annapolis. With easy access to the Amtrak station and BWI airport, it is only a 25-minute drive!

Build your future on Gibson Island.
Opportunities like this are truly rare.

Built in 1925

Essential Information

MLS® #	MDAA2128254
Price	\$2,395,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,105
Acres	0.88
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Coming Soon

Community Information

Address	517 Broadwater Way
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Subdivision	GIBSON ISLAND
City	Gibson Island
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21056

Amenities

Utilities	Electric Available, Water Available
# of Garages	2
Garages	Garage - Front Entry
View	Bay, Street, Water, Trees/Woods, Garden/Lawn, Golf Course
Is Waterfront	Yes
Waterfront	Bay
HOA Amenities	Beach, Bike Trail, Common Grounds, Gated Community, Lake, Security, Water / Lake Priv



Interior

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

Exterior

Exterior	Stucco
Lot Description	Front Yard, Level, SideYard(s), Lot Premium, Partly Wooded
Roof	Slate
Foundation	Crawl Space
Other Structures	Garage(s)

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
Elementary	BODKIN
Middle	CHESAPEAKE BAY
High	CHESAPEAKE

Additional Information

Date Listed	October 20th, 2025
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Zoning R1

Listing Details

Listing Office Gibson Island Real Estate INC



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Listing information last updated on October 30th, 2025 at 1:31pm EDT