

Development • Investment • Consulting • Brokerage

# SLOOP COVE LANDING

NORTH SHORE DRIVE, GLEN BURNIE, ANNE ARUNDEL COUNTY 21060



## For Sale

Remaining 15 finished lots available in an established active adult (55+) community located in desirable Northern Anne Arundel County. Lots are served by public utilities with a majority of the development work completed.

## Sloop Cove Landing



**Availability:** 15 finished single family age restricted lots

**Community:** Community contains a total of 71 single family residential units in two phases split by North Shore Drive. Since 2006, Section 1 has been completely sold out . To date, K Hovnanian Homes has built 21 of the 37 homes in Section 2 and exited the project in late 2008.

**Utilities:** Public water and sewer

**Engineer:** DFI, Inc.

**Tax Map:** Anne Arundel Tax Map 10

**FFBs:** Deferred water/sewer charges of \$802.32/year

**HOA Fee:** Approximately \$100/quarter

**Architecture:** To be approved by HOA

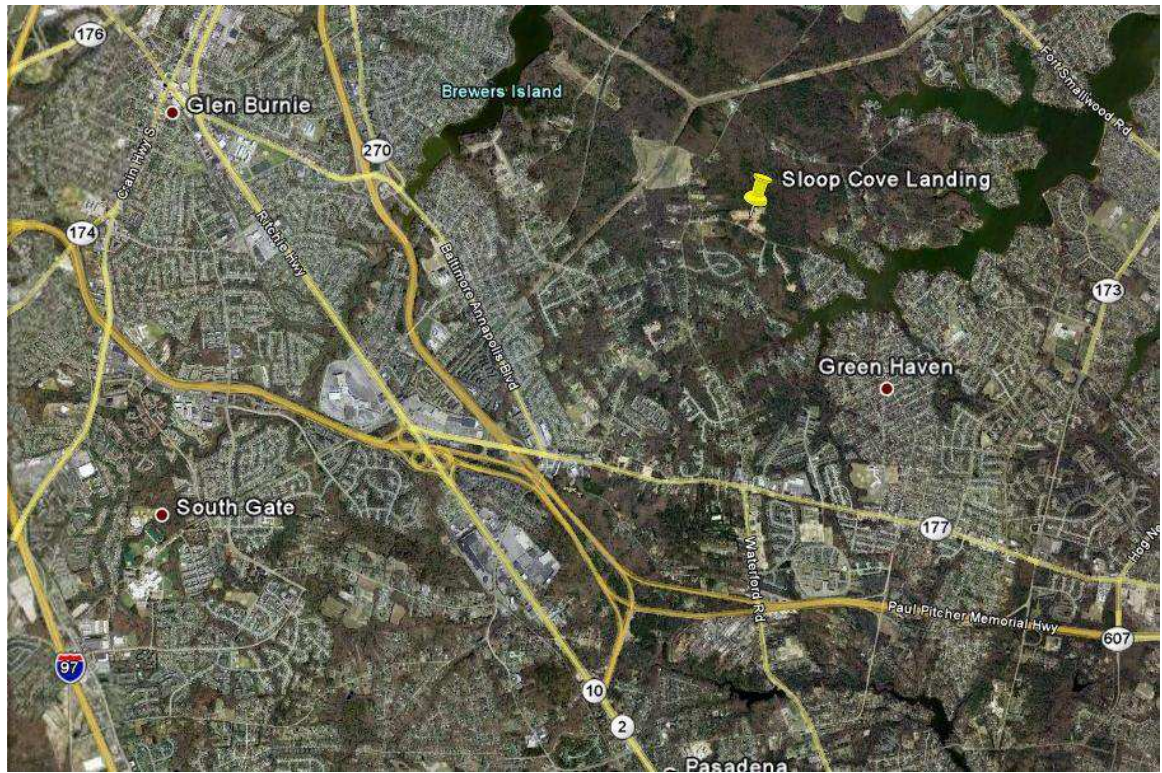
**Directions:** Route 100 East to MD 177 (Mountain Road). Left on Solley Road and Right on North Shore Drive. Sloop Cove Landing will be on your left on Schooner Cove Road.

**Contact:** Kevin Setzer  
(410) 266-5100 ext. 36  
Ksetzer@hogancompanies.com

Lot #	Street Address	Lot SF
1	7942 Schooner Cove Road	27,030
3	811 Windjammer Road	20,064
4	809 Windjammer Road	15,123
5	807 Windjammer Road	15,012
7	803 Windjammer Road	15,040
8	801 Windjammer Road	15,990
11	804 Windjammer Road	15,047
12	806 Windjammer Road	11,815
13	808 Windjammer Road	12,065
15	812 Windjammer Road	13,178
23	7937 Schooner Cove Road	27,235
24	900 Night Breeze Court	24,945
26	905 Night Breeze Court	25,563
27	903 Night Breeze Court	21,997
28	901 Night Breeze Court	21,001

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All information is from sources deemed reliable, but not guaranteed by Hogan Companies, LLC or its agents. Package is subject to price changes, errors, omissions, corrections, prior sales or withdrawal.

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## Community Pictures



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UETTORIO & GENEVIEVE  
 ADMIRALTY  
 371 BEAGHAN DR.  
 GLEN BURNIE, MD 21060  
 T.A.# 3-000-27477548  
 30963801  
 T.M. 10 BLK 24 P. 122  
 ZONING: RLD

CAROLINE & WAYNE WHEELER ET. AL.  
 P.O. BOX 185  
 BROCKLYNVILLE, MD 21022  
 T.A.# 3-000-12685955  
 T.M. 10 BLK. 23 P. 123  
 41054110  
 ZONING: W-1

**CALCULATIONS THIS SHEET ONLY**  
 TOTAL PLAT AREA 469,413 S.F. 10.78 AC.  
 NO. OF LOTS REGULAR CLUSTER 9 LOTS  
 10 LOTS  
 TOTAL LOT AREA (INCLUDES P/O LOT 9 SHOWN HEREON) 368,281 S.F. 8.45 AC.  
 TOTAL RIGHT-OF-WAY 67,238 S.F. 1.51 AC.  
 OPEN SPACE 43,254 S.F. 1.01 AC.



- ZZ CAR. BRL BUILDING RESTRICTION LINE FOR GARAGE ONLY.
- [NBS]: GRAVITY BASEMENT SEWER SERVICE IS NOT AVAILABLE ON THE LOTS INDICATED. AN EJECTOR PUMP, INSTALLED AT THE EXPENSE AND RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER, WOULD BE REQUIRED FOR BASEMENT SEWER SERVICE.
- \* DENOTES REGULAR LOTS
- \*\* NOTE: NO IMPROVEMENTS WILL BE ALLOWED ON THE RLD PORTION OF LOTS 4, 5, 8 AND 16.

NOTE: FOR NOTICE TO TITLE EXAMINERS, OWNERS (DEDICATION AND SURVEYOR'S CERTIFICATE, SEE PLAT 1 OF 13) WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION.

WITNESS	5/23/03	<i>Peter Castuccio</i>
	DATE	PETER A. CASTRUCCIO, (OWNER)
WITNESS	5/23/03	<i>Sadie M. Castuccio</i>
	DATE	SADIE M. CASTRUCCIO, (OWNER)
WITNESS	5/23/03	<i>[Signature]</i>
	DATE	SLOOP COVE LANDING, LLC (CONTRACT PURCHASER) By: ELIOT D. M. POWELL-MANAGER
WITNESS	5/23/03	<i>[Signature]</i>
	DATE	WINCHESTER HOMES, INC (LIEN HOLDER) By: PETER BYRNES, CHIEF EXECUTIVE OFFICER

APPROVED:  
*[Signature]* 5/22/03 DATE  
 JOSEPH RUTTER, PLANNING AND ZONING OFFICER  
 ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING  
 AND FOR THE HEALTH OFFICER (PUBLIC SYSTEMS), ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

PLAT FIVE OF THIRTEEN  
**SLOOP COVE LANDING**  
 A SINGLE FAMILY RESIDENTIAL CLUSTER SUBDIVISION  
 62 SINGLE FAMILY LOTS  
 (52 CLUSTER LOTS)  
 (10 REGULAR LOTS)  
 SUBDIVISION # 95-064 PROJECT # 98-010  
 TAX MAP 10 BLOCK 24 PARCELS 125, 126, & 130  
 TAX MAP 16 BLOCK 5 PARCELS 92 & 101 (RESERVE PARCELS)  
 SCALE: 1" = 60' MAY 2003  
 ZONING: R-2, RLD, W-1 & OPEN SPACE ZIP CODE: 21060  
 THRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

**dfi** CONSULTING ENGINEERS, SURVEYORS, AND LAND PLANNERS  
 501 BALTIMORE JOHNSANYS BR BOKLEY L&D  
 SEVINGNA PARK, MD 21116 (410) 471-2727  
 FAX: (410) 941-7127

RECORDED IN PLAT BOOK \_\_\_\_\_ PLAT PAGE \_\_\_\_\_ PLAT NUMBER \_\_\_\_\_

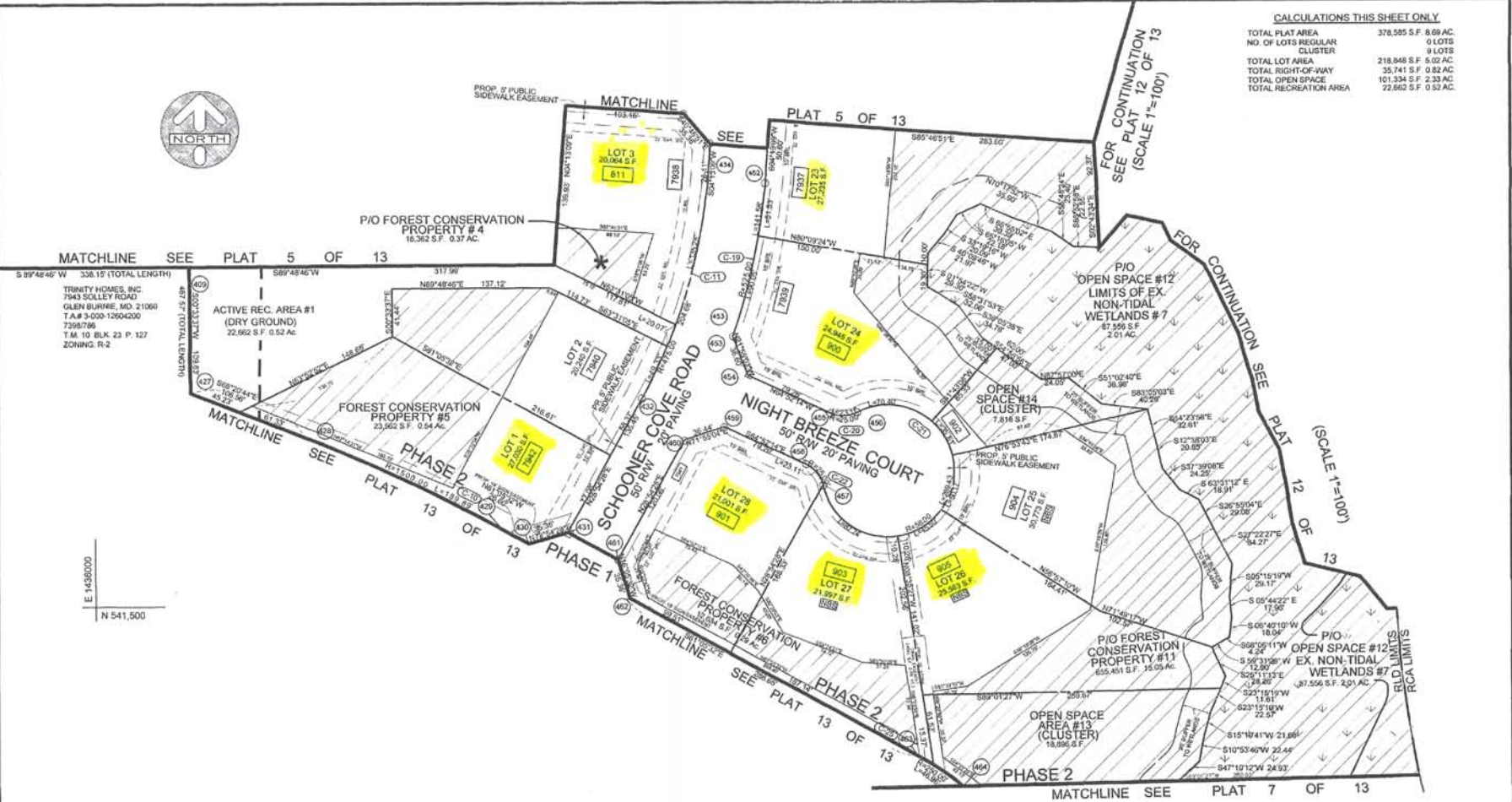


MSA SSU 1235 8345-5



**CALCULATIONS THIS SHEET ONLY**

TOTAL PLAT AREA	378,585 S.F. 8.69 AC.
NO. OF LOTS REGULAR	0 LOTS
CLUSTER	9 LOTS
TOTAL LOT AREA	218,948 S.F. 5.02 AC.
TOTAL RIGHT-OF-WAY	35,741 S.F. 0.82 AC.
TOTAL OPEN SPACE	101,334 S.F. 2.33 AC.
TOTAL RECREATION AREA	22,662 S.F. 0.52 AC.



TRINITY HOMES, INC.  
7943 SOLLEY ROAD  
GLEN BURNE, MD 21066  
T.A.# 3-500-1260400  
7298/766  
T.M. 10 BLK. 23 P. 127  
ZONING: R-2

E 1436000  
N 541,500

E 1436000  
N 541,250

**[NBS]** GRAVITY BASEMENT SEWER SERVICE IS NOT AVAILABLE ON THE LOTS INDICATED. AN EJECTOR PUMP, INSTALLED AT THE EXPENSE AND RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER, WOULD BE REQUIRED FOR BASEMENT SEWER SERVICE.

22' GAR. REL. BUILDING RESTRICTION LINE FOR GARAGE ONLY.

SILVER SANDS SECTION LOTS 1 & 2  
CASTRUCIO PROPERTY  
MS # 1994-026  
PLAT # 8451 PLAT BOOK 178 PLAT PAGE 26  
T.M. 10 BLK. 24 PAR. 129  
ZONING: R-2, RLD

NOTE: FOR NOTICE TO TITLE EXAMINERS, OWNERS DEDICATION AND SURVEYOR'S CERTIFICATE, SEE PLAT 1 OF 13. WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION

*M. Powell*  
1 Apr. 96 filed

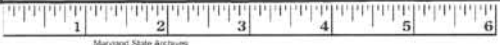
WITNESS	5/23/03	<i>Peter A. Castruccio</i>	PETER A. CASTRUCCIO, (OWNER)
WITNESS	5/23/03	<i>Sadie M. Castruccio</i>	SADIE M. CASTRUCCIO, (OWNER)
WITNESS	5/23/03	<i>Eliot M. Powell</i>	SLOOP COVE LANDING, LLC (CONTRACT PURCHASER) BY ELIOT M. POWELL, MANAGER
WITNESS	5/23/03	<i>Winchester Homes, Inc.</i>	WINCHESTER HOMES, INC. (LIEN HOLDER) BY PETER BYRNES, CHIEF EXECUTIVE OFFICER

APPROVED:  
*Joseph Rutter* 5/26/03  
DATE  
JOSEPH RUTTER, PLANNING AND ZONING OFFICER  
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING  
AND FOR THE HEALTH OFFICER (PUBLIC SYSTEMS), ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

PLAT SIX OF THIRTEEN  
**SLOOP COVE LANDING**  
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62 SINGLE FAMILY LOTS  
(52 CLUSTER LOTS)  
(10 REGULAR LOTS)  
SUBDIVISION # 95-064 PROJECT # 98-010  
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TAX MAP 16 BLOCK 5 PARCELS 92 & 101 (RESERVE PARCELS)  
SCALE: 1"=60' MAY 2003  
ZONING: R-2, RLD, W-1 & OPEN SPACE ZIP CODE: 21060  
THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

**dfi** CONSULTING ENGINEERS, SURVEYORS, AND LAND PLANNERS  
501 BALTIMORE/ANAPOLIS BOULEVARD  
SEVERNA PARK, MD 21154 (410) 647-2727  
FAX (410) 647-1327

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