



COMMERCIAL DIVISION

ITEMS FOR CONSIDERATION

14478 Solomons Island Rd
Solomons MD, 20688
AKA Sunset Terrace Condominium
Offer price \$1,500,000

Owner: Sunset Terrace Solomons, LLC

Site engineer: Dan Kelsh, COA/Barrett 410-535-3101
Architect: Tom Reinecker, AIA 301-855-9020
Kitchen/Bath Designer: Beautiful Kitchens & Baths 301-481-7731
Shoreline/Pier construction: Ward's Marine 443-624-1605
Legal Advisor: Sam Wiest, Dugan McKissick & Longmore 301-862-3764

Patuxent River and Back Creek 'The Narrows' views
Two buildings 8100 SF each
Two 1BR/1.5BA 1350 SF units first floor each building
Two 3BR/2.5BA 2700 SF units 2 + 3 floor each building
Pilings foundation
Served by public water and sewer
Two parking spaces ground level
80 SF storage area ground level for each unit
Elevator between buildings
Two piers. Pier one is completed and can be used for launch and or side tie slip. Bulkhead is completed. Permits on hand for pier two.
1000 SF commercial space on the street side
Mechanicals removed from 'bid set' by architect, treated as a design/build element
Site plan is approved and ready for recordation. Total 12 TDRs required. 2 TDRs are inherent to the original 2 parcels, now re-platted to one parcel. 10 TDRs needed for site plan recordation
Boundary line survey is from 2016, and is a good reference for line measurements

5/30/25 Notes: The above information is for reference only, and subject to verification. Please see documents for reference. I will add documents to the Google Drive as I receive them.

Chris McNelis, Associate Broker
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