

# \$284,990 - 224 Canal Park Dr #101, Salisbury

MLS® #MDWC2019286

**\$284,990**

3 Bedroom, 3.50 Bathroom, 2,692 sqft

Residential on 0.00 Acres

CANAL WOODS CM, Salisbury, MD

Carefree living at its finest! Spacious end-unit townhome offers much more than meets the eye from its welcoming exterior - 3BR, 3.5BA, 2692sf of well-designed living space. \* \* \*

Maintenance-free lifestyle - for \$267/mo the COA covers lawn maintenance, common area maintenance, water, sewer, trash, insurance, and snow removal - Giving you the freedom and peace of mind only a condo association can offer! \* \* \* Built in 2006, by a local, luxury homebuilder, and updated in 2022 with New HVAC units, new appliances, new sliding doors, new paint, and new flooring.

Convenience of instant hot water and central vacuum. Wide open floorplan with a bright and roomy kitchen - granite counters, breakfast bar, tile floor. Durable and handsome LVP flooring, and crown-molding throughout the dining, living, and sunroom. Ample dining area opens into the living room with built-in entertainment area, and through to the sunroom. Sliding door leads to your main balcony featuring maintenance-free materials, and gorgeous views of the trees - relax and unwind or enjoy dinner alfresco listening to the birds. A half bath, and coat closet complete the main floor. Through a glass-paned door, are the stairs to the lower level, an amazing space featuring built-in cabinetry and granite countertop, ceiling fans, tons of storage, a full bath w/tile floors, step-in shower. Would make a great guest suite! Walk-out to your covered patio - enjoy the shade or lounge in the lush grass. The upper floor houses the owner's



bedroom - double-closets, full, en-suite bath  
w/tile floor, step-in shower - private balcony  
looking into the tree tops - your own  
treehouse! Two additional bedrooms, a 3rd  
full bath - tile floors, tub/shower combo, and  
laundry room with washer + dryer, complete  
this level. Incredible location - close to  
shopping, dining, and events at the University  
and Downtown Salisbury, but tucked away on  
a no-through street in Waterside Landing, on a  
lovely lot backing to trees surrounding the  
pond. Sizes, taxes are approximate.

Built in 2006

### **Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | MDWC2019286                 |
| Price          | \$284,990                   |
| Bedrooms       | 3                           |
| Bathrooms      | 3.50                        |
| Full Baths     | 3                           |
| Half Baths     | 1                           |
| Square Footage | 2,692                       |
| Acres          | 0.00                        |
| Year Built     | 2006                        |
| Type           | Residential                 |
| Sub-Type       | Condo, End of Row/Townhouse |
| Style          | Contemporary                |
| Status         | Active                      |

### **Community Information**

|              |                            |
|--------------|----------------------------|
| Address      | 224 Canal Park Dr #101     |
| Area         | Wicomico Southeast (23-04) |
| Subdivision  | CANAL WOODS CM             |
| City         | Salisbury                  |
| County       | WICOMICO-MD                |
| State        | MD                         |
| Municipality | Salisbury                  |
| Zip Code     | 21804                      |

## Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bar, Built-Ins, Carpet, CeilingFan(s), Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Shades/Blinds |
| Utilities      | Cable TV Available                                                                                                                      |
| Parking Spaces | 2                                                                                                                                       |
| Parking        | Assigned, Paved Parking, Prk Space Cnvys                                                                                                |
| View           | Garden/Lawn, Trees/Woods                                                                                                                |
| HOA Amenities  | Common Grounds                                                                                                                          |

## Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                                                                               |
| Appliances        | Dryer, Washer, Water Heater - Tankless, Central Vacuum, Built-In Microwave, Dishwasher, Energy Star Appliances, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances |
| Heating           | Heat Pump(s)                                                                                                                                                                  |
| Cooling           | Central A/C                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Daylight, Full, Interior Access, Outside Entrance, Space For Rooms, Walkout Level, Windows, Other                                                                       |
| # of Stories      | 3                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                             |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, Patio                                             |
| Lot Description   | Backs to Trees, No thru street, Bcks-Opn Comm, Lot Premium |
| Roof              | Architectural Shingle                                      |
| Foundation        | Permanent                                                  |

## School Information

|          |                                |
|----------|--------------------------------|
| District | WICOMICO COUNTY PUBLIC SCHOOLS |
| Middle   | BENNETT                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 83                |
| Zoning         | R5A               |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | EXP Realty, LLC |
|----------------|-----------------|

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