

\$519,900 - 12736 Carnouste Ln #1, Berlin

MLS® #MDWO2032322

\$519,900

3 Bedroom, 2.50 Bathroom, 2,350 sqft

Residential on 0.08 Acres

RIVER RUN, Berlin, MD

This deluxe END Townhouse is full of upgrades and is now Better than NEW in a Great Location if you have pets or just appreciate a low key back yard/patio with wooded views and a glimpse of a nearby waterway. Countless upgrades added include LVP flooring, soft close cabinets and drawers, and a chef's kitchen featuring a navy accent island, upgraded quartz countertops, stylish backsplash, and SS GE Appliances include a gas stove to make this home a modern and comfortable living space.

Dining area leads to the upscale kitchen and beyond is the two-story Great Room and extended sunroom area.

The main level primary bedroom suite features a tray ceiling, expansive walk-in closet, and spa-inspired bathroom featuring a frameless glass shower and dual vanities. A convenient laundry area and powder room complete the main level.

Upstairs are two generous size bedrooms with walk-in closets, bathroom with tiled tub/shower and all connected by the versatile loft space that overlooks the living areas below and connects to additional closet storage and utility room.

The single garage is insulated and driveway will easily fit 2 vehicles.

River Run Community and Golf Course has many amenities to enjoy! Golf Course/Pro Shop/Swimming Pool/Tennis Courts/Marina and a 5 'Star' Restaurant conveniently located within the community.



Only minutes to MD and DE Beaches and even Ocean Pines Amenities open to the Public.
HOA covers all your yardwork so you will have time to enjoy your life here.

Built in 2024

Essential Information

MLS® #	MDWO2032322
Price	\$519,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,350
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Villa
Status	Active

Community Information

Address	12736 Carnouste Ln #1
Area	Worcester East of Rt-113
Subdivision	RIVER RUN
City	Berlin
County	WORCESTER-MD
State	MD
Zip Code	21811

Amenities

Amenities	Bathroom - Walk-In Shower, Tub Shower, CeilingFan(s), Entry Lvl BR, Pantry, Recessed Lighting, Walk-in Closet(s), Upgraded Countertops, Sprinkler System
Utilities	Cable TV, Natural Gas Available, Water Available, Sewer Available
Parking	Concrete Driveway
# of Garages	1

Garages	Garage - Front Entry, Garage Door Opener, Inside Access
View	Trees/Woods
Has Pool	Yes
HOA Amenities	Golf Course, Golf Course membership available, Pool-Outdoor, Tennis Courts, Boat Slip, Fitness Center, Community Ctr, Jog/walk Path

Interior

Interior Features	Floor Plan-Open
Appliances	Stainless Steel Appliances, Oven/Range-Gas, Refrigerator, Built-In Microwave, Dishwasher, Washer/Dryer Stacked, Water Heater - Tankless
Heating	Heat Pump(s)
Cooling	Heat Pump(s)
# of Stories	1
Stories	1.5 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Patio, Porch(es)
Lot Description	Backs to Trees, Corner Lot
Roof	Architectural Shingle
Foundation	Slab

School Information

District	WORCESTER COUNTY PUBLIC SCHOOLS
Elementary	SHOWELL
Middle	BERLIN INTERMEDIATE SCHOOL
High	STEPHEN DECATUR

Additional Information

Date Listed	August 15th, 2025
Days on Market	81
Zoning	R

Listing Details

Listing Office	Coldwell Banker Realty
----------------	------------------------



© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Northrop Realty participates, and is provided by BRIGHT through a

licensing agreement. Real estate listings held by brokerage firms other than Northrop Realty . are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on November 3rd, 2025 at 11:46pm EST