

\$540,000 - 16821 Tow Path Ln, Sharpsburg

MLS® #MDWA2031752

\$540,000

4 Bedroom, 3.00 Bathroom, 3,552 sqft

Residential on 3.00 Acres

POTOMAC VALLEY FARMS, Sharpsburg, MD

Tucked into the peaceful private community along Tow Path Lane, this rare find sits on a wide-open 3-acre lot where your lifestyle isn't just accepted—it's expected. This place is a full-on setup for those who like their space, their toys, and maybe even a few horses.

The main house features 3 roomy bedrooms and 2 full baths, with real hardwood floors running through the open-plan living areas and a master bath. A screened porch out back offers a front-row seat to your own backyard wildlife show.

The oversized in-law suite brings serious flexibility. This apartment-like space features its own kitchen, tons of counter space, a full bath, and plenty of room to stretch out—great for extended family, guests, or even rental income potential.

For the car lovers and tinkerers, this home delivers in a big way. A heated and cooled garage means you can wrench on your project car or power up your welder year-round. There's even an electric panel and a utility sink.

You'll also find a dedicated theater room for movie nights or game days, plus an additional bonus space perfect for an office, extra family room, recreational area, or more—giving you the freedom to make the



home fit your lifestyle.

This is a community that gets your lifestyle. Livestock are allowed, horses are embraced, and there are trails ready for your ATVs. And when you're ready to slow things down, explore the scenic C&O Canal Trail or enjoy a day at Antietam National Battlefield, Burnside Bridge, Crystal Grottoes Caverns, or sip something local at Antietam Creek Vineyards.

You™re not just buying a home—you™re claiming space to live exactly how you want.

Built in 1986

Essential Information

MLS® #	MDWA2031752
Price	\$540,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,552
Acres	3.00
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Coming Soon

Community Information

Address	16821 Tow Path Ln
Subdivision	POTOMAC VALLEY FARMS
City	Sharpsburg
County	WASHINGTON-MD
State	MD
Zip Code	21782

Amenities

# of Garages	2
Garages	Built In, Additional Storage Area, Covered Parking

Interior

Appliances	Oven/Range-Electric, Refrigerator, Stainless Steel Appliances
Heating	Heat Pump(s)
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	1 Story

Exterior

Exterior	Frame
Exterior Features	Patio, Porch(es), Porch-screened
Lot Description	Partly Wooded, Rural, Trees/Wooded, Interior
Foundation	Block, Crawl Space
Other Structures	Shed, Other, Loafing Shed

School Information

District	WASHINGTON COUNTY PUBLIC SCHOOLS
Elementary	SHARPSBURG
Middle	BOONSBORO
High	BOONSBORO SR

Additional Information

Date Listed	September 30th, 2025
Zoning	P

Listing Details

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



© 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 4th, 2025 at 7:01pm EST