

\$975,000 - 2765 Hoopers Island Rd, Church Creek

MLS® #MDDO2010196

\$975,000

3 Bedroom, 2.50 Bathroom, 1,330 sqft

Residential on 72.00 Acres

NONE AVAILABLE, Church Creek, MD

Welcome to a rare and breathtaking opportunity on Hoopers Island—72+ acres of pristine natural beauty offering over 3 miles of private shoreline along the Chesapeake Bay and Honga River. This one-of-a-kind property is a hunter and angler's paradise with unmatched access to fishing, hunting, and water recreation, all from your own private peninsula.

Whether you're drawn to the tranquil rhythms of the Bay, the call of the wild, or simply a desire to escape to unspoiled waterfront seclusion, this turn-key coastal ranch delivers an experience like no other.

Elevated on a post and pillar foundation, this raised ranch-style home features wrap-around decks with panoramic views of the surrounding waterways, wetlands, and woodlands. Inside, you'll find vaulted ceilings with tongue-and-groove wood planks, shiplap and board-and-batten walls, and beautifully crafted custom woodwork and barn doors throughout.

The open-concept kitchen boasts wood plank ceilings, a coffee station, abundant windows that flood the space with natural light, and a dining area that overlooks the water. The adjoining living area features crown molding, soft neutral tones, and scenic views from every angle.

The home features three bedrooms and two



full baths, including a bayfront primary suite with custom barn doors that open to a beautifully designed en suite. The bath showcases a handcrafted wood vanity with elegant glass vessel sinks, a spacious walk-in shower, and is finished with shiplap walls and wood-plank ceilings for a warm, coastal feel. Additional bedrooms feature crown molding, ceiling fans, and soothing color palettes. A modern hall bath continues the aesthetic with shiplap accents and another walk-in shower.

There are two private docks and a boat launch for easy access to the Bay. Three ponds and surrounding woods offer prime conditions for Sika deer, duck, wildfowl, and turkey hunting. A private sandy beach invites you to swim, kayak, or simply relax by the water's edge. Under the home, there's an outdoor shower, a fish cleaning station, covered car and boat storage, and a ground-level storage area with a half bath for convenience after a day outdoors. The lot is partially wooded with trails, wetlands, and complete seclusion, making it an ideal place to reconnect with nature.

Described as "a hunting camp your wife actually wants to come to," this property seamlessly blends rustic charm with modern comforts. It's not just a home—it's a private escape immersed in nature, where sunrises and sunsets paint the sky over endless water views.

Minutes from Blackwater National Wildlife Refuge and the Harriet Tubman Underground Railroad Museum and convenient to Cambridge for dining, shops, and local amenities, this is a truly extraordinary property offering the best of the Eastern Shore.

Built in 1988

Essential Information

MLS® #	MDDO2010196
Price	\$975,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	72.00
Year Built	1988
Type	Residential
Sub-Type	Manufactured
Style	Pre-Fabricated, Raised Rancher, Rancher
Status	Active Under Contract

Community Information

Address	2765 Hoopers Island Rd
Subdivision	NONE AVAILABLE
City	Church Creek
County	DORCHESTER-MD
State	MD
Zip Code	21622

Amenities

Amenities	CeilingFan(s), Master Bath(s), Shades/Blinds
Parking	Stone, Shared Driveway, Under Home Parking
View	Bay, River, Water, Trees/Woods, Panoramic, Pond
Is Waterfront	Yes
Waterfront	River

Interior

Appliances	Dryer, Microwave, Water Heater, Washer, Refrigerator, Stove, Oven/Range-Electric
Heating	Heat Pump(s)
Cooling	Ceiling Fan(s), Ductless/Mini-Split, Heat Pump(s)
# of Stories	1
Stories	1 Story

Exterior

Exterior	Mod/Manuf, Vinyl Siding
Exterior Features	Private Beach, Outside Shower, Deck(s)
Lot Description	Additional Lot(s), Fishing Available, Flood Plain, Partly Wooded, Rip-Rapped, Tidal Wetland, Hunting Available
Windows	Double Pane, Energy Efficient
Roof	Architectural Shingle
Foundation	Pillar/Post/Pier, Pilings

School Information

District	DORCHESTER COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	August 7th, 2025
Days on Market	20
Zoning	V

Listing Details

Listing Office	Northrop Realty
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Listing information last updated on October 25th, 2025 at 11:30pm EDT