SMALL REWARD

A Documented Piece of Maryland History — c. 1726 • MHT CT-225

525 Small Reward Road, Huntingtown, Maryland 20639

Offered at $899,000

Prepared exclusively for prospective buyers by Gary Gestson, CHMP | Long & Foster Real Estate

At a Glance

Offered At	$899,000	**Price / SF**	$322
Circa	1726, with 1850s Federal-style wing	**Historic Record**	MHT CT-225, individually surveyed
Bedrooms / Baths	4 / 3.5	**Above-Grade SF**	2,790 (3,190 total)
Lot	2.44 private acres	**Fireplaces**	4, original mantels
Kitchen	Fully renovated gourmet chef's kitchen	**Bathrooms**	Luxuriously updated
Systems	Updated electrical & plumbing	**Garage**	Detached 2-story, 2-car + bonus level
Flooring	Original 1st-growth chestnut (up to 17" wide) + heart pine	**Provenance**	1688 land grant to Richard Smith, MD's first Attorney General

A Living Piece of Maryland History

Few homes on the market anywhere in Maryland carry a documented lineage like Small Reward's. The land itself traces to a 1688 grant from Lord Baltimore to Captain Richard Smith, Maryland's first Attorney General. The house that stands today was raised around 1726 by George Lawrence as a post-and-beam farmhouse, then expanded in the 1850s with a graceful, formal Federal-style wing — a two-century architectural conversation captured in the Maryland Historical Trust's own words, which describe the property as documenting the transition from vernacular 18th-century building to the more sophisticated construction of the mid-19th century.

Small Reward, photographed for the Maryland Historical Trust survey (MIHP file CT-225, 1978).

The Trust's architectural survey — MIHP record CT-225, on file with the Maryland Historical Trust since 1978 — documents original hand-wrought stair details, hewn and rough-sawn framing, and mantels ornamented with Greek ovolo and astragal molding. This isn't a home built to evoke history — it is the history, continuously occupied and lovingly maintained for nearly three centuries.

Architectural Character You Cannot Recreate

- Original first-growth chestnut floorboards up to 17 inches wide in the 1726 section, and heart-of-pine flooring in the 1850s addition
- Cypress covering boards and ancient wooden rim locks original to the earliest section of the house
- Four wood-burning fireplaces with hand-carved mantels, two documented in detail in the MHT survey
- Distinctive twin chimneys and a two-part roofline reflecting the home's two building periods

The home's signature twin chimneys, with a period outbuilding visible at right (MHT survey, 1978).

This level of documented, dateable craftsmanship simply isn't available in new construction — or in the overwhelming majority of resale homes on the market today, historic or otherwise.

Fully Renovated, Move-In Ready

Small Reward pairs its history with the comforts today's buyers expect. The current owner has completed a full renovation program since acquiring the home, including:

- A fully renovated gourmet chef's kitchen with premium finishes and custom cabinetry
- Luxuriously updated bathrooms throughout (2.5 of the home's 3.5 baths)
- Significant electrical system upgrades
- Significant plumbing system upgrades

The result is a rare combination: a documented, individually MHT-surveyed historic property that does not require a buyer to take on deferred maintenance or a renovation project. The character is original; the systems and finishes are not.

Why $899,000

Historic, individually MHT-designated homes rarely trade in Calvert County — a countywide search found no other individually surveyed historic property that has sold recently anywhere in the county. That scarcity, combined with the home's documented provenance and completed renovation, supports a price built up in three layers:

Value Layer	Benchmark	What It Reflects
Base construction value	~$210 / SF	Calvert County baseline for well-built, non-historic homes (Huntingtown, Sunderland, Owings)

+ Land & acreage premium	~$256 / SF	Reflects 2.44 private acres; consistent with the county's comparable large-lot farmstead sale
+ Documented history & turnkey renovation	~$322 / SF	MHT-surveyed 1726/1850s architecture, verified 1688 land-grant provenance, and a fully completed kitchen, bath, electrical & plumbing renovation

Put another way: $899,000 reflects the county's standard construction value, plus the land and acreage premium demonstrated by the county's best comparable large-lot historic-era farmstead, plus the additional value of Small Reward's individual MHT documentation, verified 1688 land-grant lineage, and its fully completed, move-in-ready renovation — none of which its closest comparable offers.

How Small Reward Compares

Reference Point	Price	$/SF	Context
Small Reward — offered today	**$899,000**	**$322**	**Fully renovated, MHT-documented, 2.44 acres**
Small Reward — own sale, Apr 2025 (pre-renovation)	$799,000	$286	Before kitchen, bath, electrical & plumbing renovation
4110 Old Town Rd, Huntingtown — 11.55-ac. historic-era farmstead	$820,000	$256	Non-designated, dated interior; sold 2021
927 Falls Pointe Way, Huntingtown — modern executive home	$980,000	$208	4,713 SF new construction, no historic value, ~1 acre

Small Reward's own sale fifteen months ago, before the current renovation, closed at $799,000. The scope of subsequent work — a new kitchen, updated bathrooms, and significant electrical and plumbing improvements — reasonably accounts for the difference between that price and today's offering.

A Rare Opportunity

Homes with an individual Maryland Historical Trust survey number — like Small Reward's CT-225 — are formally documented pieces of the state's architectural record. They are not created; they either exist, with their history intact, or they don't. In a county where no other individually designated historic property has come to market recently, Small Reward offers a rare chance to own a fully modernized, three-century home with its provenance, craftsmanship, and character verified by the state itself.

For questions, private showings, or to discuss next steps, please contact:

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