

# Discover the Magic of Gibson Island

An enchanting oasis for over 100 years — just an hour from Chevy Chase Village!



Clubhouse



An enchanting oasis for more than 100 years—just an hour from Chevy Chase Village!

Gibson Island is a private 2-by-3-mile island with just over 200 houses with nothing commercial other than a private country club housed on the premises. With seven miles of shoreline, Gibson Island lies on the western side of the Chesapeake Bay, so there is no Bay Bridge crossing. BWI Airport and Amtrak Station are only a 20-minute drive, and it is conveniently located within an hour of Baltimore, Annapolis and Washington, D.C. Lovingly referred to as “the Island” by its residents, it is especially well known for yachting, its historic Rayner-McDonald golf course, as well as its privacy, security and beauty.

A gated community run by the Gibson Island Corporation, the homeowner’s association, the Island’s access and facilities are limited to residents, guests and club members. The Gibson Island Club (membership by invitation) offers year-round fine dining, yachting, tennis, golf, a summer camp, skeet shooting, swimming, interesting programs and much more. Many residents of the Island are seasonal, residing primarily in Washington, D.C., Baltimore, Bethesda, Chevy Chase and Northern Virginia. There are a core group of full-time residents who celebrate their full-time residency with an annual “365” party held every February!

Amenities of the Island include a 43-acre freshwater lake that is used for non-motorized watercraft activities, private beaches (in particular, one on the Point of the Island where

the Chesapeake Bay meets the Magothy River), a U.S. post office (Gibson Island has its own zip code!), a historical society and museum, a full-service yacht yard, a service department run by the Gibson Island Corporation to assist with external home care, if one is interested, and a and a nondenominational church with an Episcopal bent. In addition, the Island has its own police force.

The Island is a truly magical place which many consider to be their private sanctuary (indeed, it is designated as a bird sanctuary, and no cats are allowed!). No one knows this better than Sarah Kanne, the on-Island real estate agent for Gibson Island Corporation Real Estate and a multi-generational Gibson Island resident. She states, “Gibson Island is extraordinarily unique. There is nothing like it in the Washington, D.C.-Baltimore area. Its charm and connection to nature and the water are exceeded only by its security and serenity. I count my blessings that I live here every day.”

Gibson Island recently celebrated its 100-year anniversary. Its rich history includes its use as a summer residence by Native Americans in the 17th century. Captain John Smith sailed past it in his voyage up the Chesapeake Bay in 1608. Land grants began issue around the 1680s. In the early 1900s, Judge W. Stuart Symington Jr. (1871-1926) bought the Island’s land (including three existing Island

farms) with his wealthy brother Thomas, a successful businessman, for \$160,000, to develop the Island into a residential community.

The Symingtons, upon the advice of Edward H. Bouton, the developer of the Roland Park and Guilford neighborhoods in Baltimore, hired landscape architect Frederick Law Olmsted Jr. to create a master plan for the Island. The Symington brothers set certain areas aside for community facilities and divided the remaining land into building lots offered for sale through the Gibson Island Company, now known as the Gibson Island Corporation. Some of these lots about the McDonald-Rayner Golf Course that was also built as part of the Island's planning. In 1925, the first deed and agreement was adopted and recorded. From that time to the present, the Corporation has had its own real estate department specifically handling the listing and selling of Island properties. In 1936, corporation ownership was reorganized, giving greater control to Island homeowners. This change led to a greater emphasis on maintaining the Island's natural environment, with about two-thirds of its land set aside for recreation, forestry and open space.

Terry May, a long-term multi-generational club member, current club president, and former Yacht Squadron Commodore, states, "As you drive across the Causeway, you will find that Gibson Island is blessed with the southernmost New England-style harbor, complete with moorings, slips and a full-service boat yard. For generations, our skilled harbor staff and yacht squadron programming have made it easy for friends and families to enjoy the water. Whether you are looking to race sailboats, learn to sail or cruise on the beautiful Chesapeake Bay, you will find that life on the water is an integral part of life on Gibson Island.

Sean Murphy, a long-term resident and president of the Gibson Island Corporation, says, "Gibson Island is a 100-year-old community. Three generations of my family have lived here. I have shared a home with three brothers and 16 children. We have enjoyed sailing, tennis, golf, the skeet range nature trails, wildlife and swimming in the Bay and the River. I have been to camp here and, as a teen, worked at the Club and other jobs on the Island. The biggest gift living on the Island is the lifelong generational relationships created on and off the Island."

Today, homes start at \$3.595M-plus, with the 2022 median sale price being \$3.2 million. Current listings include a stunning waterfront Mediterranean Villa originally built in 1929 and extensively renovated from 2006 to 2009, as well as a renovated Mid-Century Modern home on two acres with a dock on the Island's 43-acre freshwater lake.

Gibson Island is truly a special setting that feels worlds away, although it is so close to three major cities, and is certainly worth a visit. Tours/showings are by appointment, and Sarah Kanne would be happy to show you the Island and its special amenities.



Harbor View South



[sarahkanne@gibsonisland.com](mailto:sarahkanne@gibsonisland.com)

Gibson Island Corporation Real Estate

301-351-1319 (cellular)

[www.gibsonisland.com](http://www.gibsonisland.com)



### Featured Listing: Villa dei Fiori, Gibson Island

Sarah Kanne, Realtor - 301.351.1319 Offered at \$13,775,000



Built in 1929 by prominent Marylander Robert Garrett, this exquisite three-acre waterfront Mediterranean property is safely ensconced within unique, private, and secure Gibson Island. Villa dei Fiori was extensively renovated while preserving the soul of the original house. Precious natural travertines and marbles, sustainable woods, salvaged terracotta, vintage chandeliers, and exquisite Venetian plastering complement the rooms for comfortable day to day living and hosting large gatherings. Five en suite bedrooms, a sixth full bath, three powder-rooms, a glass conservatory, a magnificent great room opening onto a large porticoed terrace overlooking the water, stunning library, relaxing family room, gourmet kitchen, breakfast room, sauna, wine cellar, multiple fireplaces, and elevator grace the main house. An old-world Coach House features a movie theater and half bath on the main level, and studio apartment upstairs. Landscaping includes a vineyard, berry rows, hundreds of shrubs and trees, and 25,000 perennial flowers.

