

\$1,700,000 - 9831 Fox Rd, Frederick

MLS® #MDFR2063386

\$1,700,000

3 Bedroom, 3.50 Bathroom, 3,787 sqft

Farm on 20.54 Acres

FOX WICKET, Frederick, MD

Real estate AND business for sale. Business can be sold separately. Inquire about the possibilities! Nestled high in the stunning Catoclin Mountains, Celebration Cellars offers a unique opportunity to own a turnkey boutique winery, event venue, AirBNB, and private residence on 20.5 scenic acres with breathtaking views. The 2,887 SF residence features 3 bedrooms and 3.5 baths, seamlessly blending luxury and comfort. The winery and tasting room span 1,816 SF of beautifully designed indoor area, including a dedicated AirBNB suite for additional revenue. Outdoors, multiple seating areas are positioned to overlook a small vineyard, offering a serene and scenic setting with panoramic vistas extending beyond. The property includes ample space for expansion and the potential to develop a larger production facility. Celebration Cellars produces approximately 750 cases per year, specializing in big, dry reds with a loyal customer base and stellar Google reviews. Opened in 2020 and currently operating part-time, the business offers significant growth potential through expanded marketing, extended hours, event hosting, and increased production. Perfect for an aspiring vintner, seasoned winemaker, or hospitality entrepreneur, this idyllic winery estate is a thriving business with endless opportunities to scale.

This is an active business. Please be respectful and exercise discretion. Buyer



Registration and Non-Disclosure Agreement
required for additional business information.

Built in 2001

Essential Information

MLS® #	MDFR2063386
Price	\$1,700,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,787
Acres	20.54
Year Built	2001
Type	Farm
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	9831 Fox Rd
Subdivision	FOX WICKET
City	Frederick
County	FREDERICK-MD
State	MD
Zip Code	21702

Amenities

Amenities	Master Bath(s), Upgraded Countertops, Shades/Blinds, Entry Lvl BR, Wood Floors
Utilities	Under Ground, Cable TV Available
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage Door Opener, Garage - Side Entry
View	Mountain, Scenic Vista

Interior

Interior Features	Floor Plan-Open
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Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Outside Entrance, Improved, Heated, Walkout Level, Workshop, Windows, Daylight, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mantel(s), Screen
# of Stories	3
Stories	3

Exterior

Exterior	Stone, Vinyl Siding
Exterior Features	Fenced-Invisible
Lot Description	Trees/Wooded, Secluded, Private, Backs to Trees
Foundation	Slab

School Information

District	FREDERICK COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	April 28th, 2025
Days on Market	190
Zoning	RC

Listing Details

Listing Office	Virginia Estates, Inc.
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Listing information last updated on November 3rd, 2025 at 12:45pm EST