

\$1,250,000 - 17101 Overhill, DERWOOD

MLS® #MDMC2190736

\$1,250,000

3 Bedroom, 3.00 Bathroom, 2,050 sqft
Residential on 7.05 Acres

CASHELL ESTATES, DERWOOD, MD

Rare opportunity to own over 7 acres with public sewer in a peaceful, tree-lined neighborhood just 2 miles from Shady Grove Metro. Offering the perfect blend of space, seclusion, and convenience, this 7.05-acre property (per tax record) is zoned RE-1 and may allow for a variety of special uses, including a farmers market, church, residential care facility, construction administration or sales office, landscape contractor, among other potential opportunities (buyer to verify).

A preliminary call with the county confirmed that the lot meets zoning and size requirements for potential subdivision. Buyers are encouraged to explore this possibility further.

This custom Keystone home, originally built in 1991, was renovated between 2024 and 2025. Recent updates include Hardie board and batten siding and new gutters installed in 2024. The architectural shingle roof was replaced around 2010 by the prior owner. A generous deck (approx. 12.5' x 24') extends off the primary bedroom and overlooks the wooded property, complete with a new awning (2024) and sliding glass door (2024) for easy indoor-outdoor living.

Out back, you'll find a large shed and a watertight shipping container, ideal for tools, hobbies, or equipment storage. Concrete parking is available directly in front of the



two-car garage, with additional covered parking located next to the garage beneath the deck. A gravel driveway leads from the road to the home, while stamped concrete steps add a touch of charm as they guide you to the front entrance.

Inside, the layout is bright and open, with a cathedral ceiling in the family room that flows into the dining area and kitchen. Hardwood floors (Mohawk Oak in Butterscotch finish) run throughout the upper level, and a cast iron wood-burning stove with soapstone detailing adds warmth and character. The kitchen includes a stainless steel refrigerator (2021), dishwasher, range, garbage disposal, and microwave.

Laundry is conveniently located on the main level, with a washer and dryer that are less than a year old. The finished basement includes a rec room, full bath, bonus storage room, and interior access to the two-car garage.

The home uses well water with a filtration system, and the water heater was replaced in 2020.

The current owner maintained a scenic network of dirt bike and UTV trails throughout the property, which can be hiked to the upper section of Rock Creek Regional Park; home to the picturesque 75-acre Lake Needwood, popular for boating, fishing, hiking, and more. With the help of an excavator, the trails were widened to fit side-by-sides, creating the perfect setup for off-roading, dirt biking, or quad adventures right on your own property. There are two tributaries on the property that merge at the southeast edge, where they flow into Mill Creek just as it enters Rock Creek Park. Hawks, deer, box turtles, and tree frogs are frequent visitors to this peaceful oasis,

offering a front-row seat to nature's beauty.
Wildlife photos available upon request.
Experience the charm of country living just
minutes from the Metro!

With easy access to I-270, MD-355,
MD-200/ICC, and I-370, this is a truly rare
opportunity to own a large parcel with public
sewer, potential subdivision options, and RE-1
zoning benefits. Details about RE-1 zoning
and allowable uses are available in the
disclosures and on the county's website.
Buyer to verify how wetlands and watershed
areas may impact intended use.

Built in 1991

Essential Information

MLS® #	MDMC2190736
Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,050
Acres	7.05
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Split Foyer
Status	Active

Community Information

Address	17101 Overhill
Subdivision	CASHELL ESTATES
City	DERWOOD
County	MONTGOMERY-MD
State	MD
Zip Code	20855

Amenities

Parking	Gravel Driveway, Paved Parking, Private
# of Garages	2
Garages	Garage - Front Entry
View	Trees/Woods, Creek/Stream

Interior

Appliances	Stainless Steel Appliances, Oven/Range-Electric, Microwave, Dishwasher, Dryer - Electric, Washer
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Combination, Brick and Siding
Exterior Features	Awning(s), Extensive Hardscape, Sidewalks, Deck(s), Patio, Roof Deck
Lot Description	Backs to Trees, Trees/Wooded
Roof	Architectural Shingle
Foundation	Block

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
Elementary	CANDLEWOOD
Middle	SHADY GROVE
High	COL. ZADOK MAGRUDER

Additional Information

Date Listed	August 30th, 2025
Days on Market	54
Zoning	RE1

Listing Details

Listing Office	Charis Realty Group
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