

\$2,680,000 - 17734 Norwood Rd, SANDY SPRING

MLS® #MDMC2193462

\$2,680,000

16 Bedroom, 13.00 Bathroom, 13,227 sqft
Residential on 1.28 Acres

PT OLNEY OUT RES 3, SANDY SPRING, MD

Big Price Adjustment -the Property is zoned R-200. Property appraised at \$2,800,000. First contract fell through because of financing. Don't miss this opportunity to own an income producing property.

Both homes are situated on approximately 1.29 acres of land improved with a 3,416-square-foot one-story residence and an 11,241-square foot four-story rear addition. The site is situated within the R-200 (Residential Detached) Zone and the Sandy Springâ€“Ashton Rural Village Overlay Zone. It is currently utilized as a Residential Care Facility formerly known as Aunt Hattieâ€™s Place, serving up to eight residents, with approval to expand operations for up to sixteen residents. The property features paved parking, mature landscaping, a 3,200-sf sports court, and a 16x32 in-ground pool, and it maintains full compliance with zoning and development standards. Use Table use is called residential care facility. Residential Care Facility (Up to 8 Persons) is a permitted use in the Zoning Ordinance. Endless possibilities with this unique property featuring two separate homes and a total of 16 bedrooms and 13 full bathrooms! Whether you're looking to create a Residential Care Facility, Group Home, Senior Living Residence, or even student housing, this spacious setup offers exceptional flexibility (buyer to confirm all applicable use requirements).



One home is perfect for residents, while the second is ideal for caregivers, staff, or extended family. Outside, enjoy a beautiful in-ground pool and basketball court, perfect for relaxation and recreation. With so much space, multiple living quarters, and unique amenities, this property is a rare find for investors, care providers, or large families seeking room to grow.

Subject Property Overview

The subject property, known as 17734 Norwood Road, Sandy Spring, Maryland, is identified as Parcel A and Outlot A, “Aunt Hattie’s Place,” and comprises approximately 1.42 acres (60,984 square feet) of land. The site is improved with a 10,277-square-foot two-story residence with basement, including a three-story rear addition previously utilized as a group home. The property is zoned R-200 (Residential Detached One-Family) and lies within the Sandy Spring “Ashton Rural Village Overlay Zone.

The property is located approximately 300 feet south of the intersection of Norwood Road and Olney “Sandy Spring Road (MD-108) within the Sandy Spring community. It has roughly 246 feet of frontage on Norwood Road and an L-shaped configuration. Access is provided by three existing driveway aprons: two forming a circular drive at the front of the residence and one along the northern side leading to the paved parking area at the rear.

Built in 1963

Essential Information

MLS® #	MDMC2193462
Price	\$2,680,000
Bedrooms	16

Bathrooms	13.00
Full Baths	13
Square Footage	13,227
Acres	1.28
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active

Community Information

Address	17734 Norwood Rd
Subdivision	PT OLNEY OUT RES 3
City	SANDY SPRING
County	MONTGOMERY-MD
State	MD
Zip Code	20860

Amenities

Amenities	Master Bath(s), Built-Ins, Elevator, Upgraded Countertops, Wpool Jets, Shades/Blinds, Wood Floors, Recessed Lighting, Formal/Separate Dining Room
Utilities	Cable TV, Electric Available, (C) Other, Water Available
Parking	Asphalt Driveway
# of Garages	4
Garages	Built In, Garage - Side Entry, Oversized
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer, Dryer-front loading, Energy Star Appliances, Exhaust Fan, Microwave, Oven-Double, Oven-Self Cleaning, Oven-Wall, Oven/Range-Gas, Range hood, Refrigerator, Stove, Washer, Washer-front loading
Heating	90% Forced Air, Forced Air, Central
Cooling	Central A/C, Ceiling Fan(s), Heat Pump(s)
Has Basement	Yes
Basement	Fully Finished, Connecting Stairway
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Screen
# of Stories	4
Stories	4

Exterior

Exterior Features	Exterior Lighting, Sidewalks, Other, Sport Court, Deck(s), Balcony, Patio
Lot Description	Backs to Trees, Landscaping, Landlocked, Trees/Wooded, Secluded, Private
Windows	Screens, Skylights
Foundation	Slab

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
High	SHERWOOD

Additional Information

Date Listed	August 21st, 2025
Days on Market	62
Zoning	R200

Listing Details

Listing Office	EXP Realty, LLC
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