



10 Overhill Road  
Baltimore, Maryland 21210

5 Bedrooms  
3 Full & 2 Half Bathrooms

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# Refined Luxury Overlooking Sunken Park

Welcome to a rare offering in one of Baltimore's most distinguished neighborhoods. Completely renovated and thoughtfully expanded in 2013 by architect Austin Childs with interiors by Katherine Crosby, this exceptional Cape Cod-style residence blends timeless architecture with modern sophistication.







# Elegant Design Meets Everyday Luxury

Set on a premier lot with sweeping views of Sunken Park, 10 Overhill Road offers the perfect balance of elegant design, everyday comfort, and seamless functionality. Warm, inviting, and meticulously crafted, this is luxury designed for living.

Every space has been curated with intention – refined millwork, rich hardwood floors, and double-hung Pella windows create a cohesive aesthetic throughout. The gracious main level includes a gourmet eat in kitchen that opens to formal dining room, a family room with French doors and welcoming living room with gas fireplace plus a beautifully appointed first-floor guest bedroom. A thoughtfully designed mudroom with custom cabinetry connects effortlessly to the attached two-car garage.







The gourmet kitchen designed for both entertaining and everyday life. Features include:

- An impressive 8-foot island with seating
- Built-in banquette dining overlooking Sunken Park
- Five-burner gas cooktop
- Double wall ovens
- Stainless steel farmhouse sink
- Beverage and wine refrigerator
- Coffee Station
- Custom cabinetry by Monkton Design Build Group
- Walk-in pantry
- Dedicated workstation
- Designer pendant and under-cabinet lighting
- Open flow to dining spaces and convenient mudroom access

The kitchen blends warmth and sophistication while maintaining effortless functionality.







# Upstairs Retreat

The primary suite offers a peaceful sanctuary featuring a walk-in closet, custom built-ins, and a primary bath with double vanities and an oversized walk-in shower. Two additional spacious bedrooms share a well-appointed bath, and a second-floor laundry room adds everyday convenience.















# Fully Renovated Lower Level

Designed for versatility and comfort, the finished lower level includes:

- Fifth bedroom
- Full bath
- Expansive family/media room
- Recreation and entertaining space
- Generous storage and utility room





# Outdoor Living

Extensive landscape and hardscape enhancements elevate the exterior experience. A bluestone walkway and patio overlook the breathtaking park views, while the enlarged gated driveway and updated exterior lighting provide both beauty and practicality.





# Highlights

- 5 Bedrooms | 3 Full Baths | 2 Half Baths
- First-floor guest bedroom
- Attached 2-car garage with utility sink
- Enlarged driveway with 2 Car Attached Garage
- Primary Suite with Walk in Closet
- Finished Lower Level
- Custom cabinetry and millwork throughout
- Well-designed mudroom with built-ins
- Second-floor laundry
- Exceptional park views



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