

**BUY IT NOW****NOTTINGHAM****2 - RESIDENTIAL
BUILDING LOTS**0.388± Acre ♦ 0.323± Acre
Public Utilities

Known As

7908 & 7910**SAINT MARYS DRIVE**

Off Fitch Avenue

Baltimore County, MD 21236



NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

LOCATION:

The lots are conveniently located in the Nottingham area of northeastern Baltimore County, about 0.25 mile north of Beltway (I-695) Exit 32, one block east of Belair Road (US-1) and north of Fitch Avenue. The surrounding neighborhood is comprised of well maintained single family homes of varying ages and styles. The lots are within walking distance of shopping and public transportation. Nearby public schools are Fullerton Elementary, Parkville Middle and Overlea High, according to the Baltimore County government web site. Saint Marys Drive is a quiet residential street that ends at the lots.

SITE:

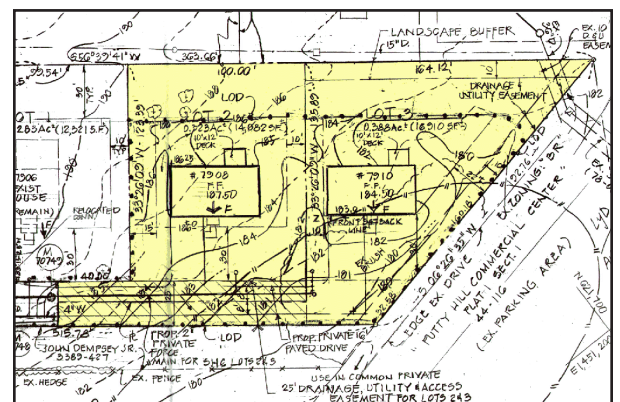
The two lots are contiguous, situated at the end of Saint Marys Drive, adjacent to 7904 Saint Marys Drive.

7908 Saint Marys Drive is approximately 135' x 100', rectangular panhandle lot, comprising 0.323 acre.

7910 Saint Marys Drive is approximately 135' x 164', panhandle trapezoidal shaped lot, comprising 0.388 acre.

Public water and sewer are in Saint Marys Drive

Zoning DR 3.5, residential



ADDITIONAL INFORMATION:

Please click the following links to open each document:

- [Subdivision Plat](#)
- [Right-of-Way Improvement Agreement](#)
- [Sewer Agreement](#)
- [Water Main Plan](#)
- [Road Plan](#)
- [Utility Agreement](#)
- [Letter of Credit Replacement](#)

TITLE:

The property is in fee simple and sold free and clear of liens. Baltimore County Deed Book 32790, Page 152.

REAL ESTATE TAXES:

Published annual real estate taxes -

7908 Saint Marys Drive - \$1,208, based on a full value assessment of \$99,700.

7910 Saint Marys Drive - \$1,217, based on a full value assessment of \$100,400.

MANNER OF SALE:

The lots will be sold together as an entirety.

TERMS OF SALE:

Please review the contract of sale for complete terms.

A 10% deposit, payable by cashier's check, will be required of the Purchaser. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the Purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser. Time is of the essence. Purchaser to replace Letters of Credit posted with Baltimore County in the approximate amounts of \$34,914 (Right-of-Way Improvement Agreement) and \$57,690 (Utility Agreement), prior to settlement. A 5% buyer's premium will be added to the final bid price.

