



BUY IT NOW

NORTH BALTIMORE
– Kenilworth Park –

TRADITIONAL HOME
– On 0.20± Acre Corner Lot –

Known As
5100 SAINT GEORGES AVENUE
Corner Winston Avenue
Baltimore City, MD 21212



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:

5100 Saint Georges Avenue is located in the Kenilworth Park neighborhood in North Baltimore. Surrounding neighborhoods include New Northwood, Winston-Govans, Wilson Park and Cameron Village. The location is conveniently situated close to several of Baltimore's major institutions, including Morgan State University (1 mi.), Loyola University Maryland (1 mi.), Notre Dame of Maryland University (1.3 mi.), Johns Hopkins University (2 mi.) and Towson University (3.5 mi.). In addition to the universities, other major employers in the area include a number of hospitals and major corporations. York Road is less than one-half mile west, and provides an array of shopping and dining options, as well as neighborhood services and other area conveniences. Well known attractions in the area include Belvedere Square Market, the Senator Theater, the Baltimore Museum of Art, Mount Pleasant Park and Lake Montebello. The location affords a suburban feel with urban proximity and convenience.

For more information about the area, please visit:

Neighborhoods – <https://livebaltimore.com/neighborhoods/>

SITE:

Lot size – 0.202 acres, more or less

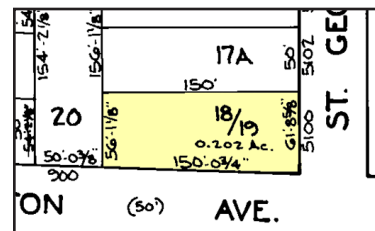
The lot fronts a little over 61' on Saint Georges Avenue and 150' on Winston Avenue.

Fenced rear yard

Shed

All public utilities

Zoned R-1 Residential



IMPROVEMENTS:

Two and one-half story traditional home – constructed in 1935 and substantially updated in 2018. The home contains 1,306 square feet of living area above grade and 552 square feet of basement space.

Further details as follows:

Exterior:

- Vinyl siding
- Vinyl clad replacement windows
- Aluminum down spouts and rain gutters

Interior:

First Floor –

- Living room – LVT floor
- Dining room – LVT floor
- Kitchen – laminate tile floor

Second Floor –

- Bedroom – carpet
- Bedroom – carpet
- Bedroom – carpet
- Full bath – laminate tile floor
- Third Floor – Bedroom

Basement/Mechanical:

- Mostly finished
- Family room
- Half-bath – laminate tile floor
- Laundry room
- Gas forced air heat
- Central air conditioning
- Large gas fired water heater
- 200 amp electrical service

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Published annual real estate taxes are \$2,890.22, based on a full value assessment of \$122,467.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A 10% deposit, payable by cashier's check or wire transfer, 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, ground rent and 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. The Property will be sold subject to Baltimore City violation notices, 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. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. 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 except where otherwise mandated by local, State or Federal law. Time is of the essence.

