



**BROOKLYN**

**NEWLY RENOVATED  
 TOWNHOME**

Known As:  
**3716 SAINT VICTOR STREET**  
 Off E. Patapsco Avenue  
 Baltimore, MD 21225



**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:**

3716 Saint Victor Street is located in the Brooklyn neighborhood of southern Baltimore City. The community was shaped by the shipping industries surrounding it and has the advantages of living in a large metropolitan city with the comfort of a small town. The property sits off of E. Patapsco Avenue, which conveniently features retail, dining and entertainment options. Close by on Ritchie Highway is a LIDL (1.9 miles) and the Enoch Pratt Community Library (1.1 miles), among other large chain stores and restaurants. Major employers in the area include MedStar Harbor Hospital (1.9 miles) and the Maryland Cruise Terminal (3.2 miles), in addition to local industrial jobs within the community. Brooklyn provides commuters easy and convenient access to major highways, including I-95 (3 miles), I-695 (2.3 miles) and I-895 (0.9 mile). Bus and other public transportation methods are available on both Ritchie Highway and E. Patapsco Avenue.

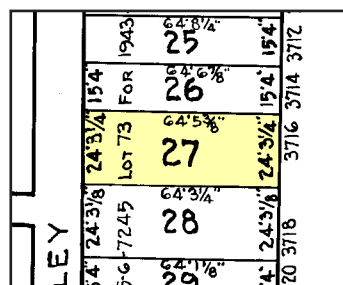
For more information, please visit:

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

Brooklyn – <https://www.niche.com/places-to-live/n/brooklyn-baltimore-md/>

**SITE:**

- Lot size – 24'3" x 64'5", more or less
- Fenced front and rear yards
- Alley access in rear yard
- Zoned Residential
- All public utilities



## **IMPROVEMENTS:**

Two story end of group townhome – constructed in 1943, containing 864 square feet of living area and 432 square feet of basement space, according to public tax records. The home was freshly renovated with new flooring, paint, appliances and fixtures. A new fence around the yard was also installed.

### **EXTERIOR:**

- Brick exterior
- Asphalt shingle roof
- Vinyl replacement windows

### **INTERIOR:**

#### First floor:

- Living room – hardwood flooring with ceiling fan
- Dining room – hardwood flooring
- Kitchen – hardwood flooring with stainless steel appliances

#### Second floor:

- Bedroom – hardwood flooring
- Bedroom – hardwood flooring
- Bathroom – tile flooring

#### Basement/utilities:

- Partially finished basement with laminate flooring
- Washer/dryer area with utility sink
- 40 gallon gas water heater
- Gas forced air heat
- 100 AMP electrical



### **TITLE:**

In fee simple; sold free and clear of liens.

### **TAXES:**

Published annual real estate taxes are \$1,594.59 based on a full value assessment of \$67,567.

### **SUMMARY TERMS OF SALE – PLEASE REFER TO THE CONTRACT FOR THE COMPLETE TERMS OF SALE:**

A \$7,500 deposit or ten percent (10%) of the Purchase Price (whichever is greater), in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer. 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. A 5% buyer's premium will be added to the final bid price.



**410-296-8440**

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