



SPENCERVILLE

– Montgomery County –

FULLY UPDATED RANCH HOME

3-4 Bedrooms ♦ 3 Baths ♦ Finished Basement

Known As

15421 THOMPSON ROAD

Near Peach Orchard Road
Silver Spring, Montgomery County, MD 20905



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:

15421 Thompson Road is located in the Peach Orchard Estates neighborhood in the Spencerville area of Montgomery County, and is within a Silver Spring zip code. Spencerville is a small village located at the eastern edge of the County. Surrounding areas include Colesville, Ashton, Sandy Spring and Burtonsville. The location affords a quaint suburban location with excellent access throughout the surrounding area. Spencerville Road, MD-198 and Sandy Spring Road to the east, provide direct access to New Hampshire Avenue (MD-650) and Columbia Pike (US-29), with I-95 and the Intercounty Connector (MD-200) also in close proximity.

Peach Orchard Estates is a small subdivision, comprising approximately 30 homes between Thompson Road and Peach Orchard Road. Other subdivisions in the vicinity include Good Hope Estates and Peach Orchard Heights, with the general designation of Colesville Outside, covering many other nearby homes. The Spencerville Local Park is less than 1 mile west, and features a playground, tennis courts, basketball courts, ballfields and an activity building. According to the Montgomery County Public Schools website, nearby schools are Cloverly Elementary, Briggs Chaney Middle and the Northeast High School Consortium (Blake, Paint Branch or Springbrook).

For more information about the area, please visit:

Montgomery County, MD – <https://www.montgomerycountymd.gov/>

Montgomery County Public Schools – <https://www.montgomeryschoolsmd.org/>

SITE:

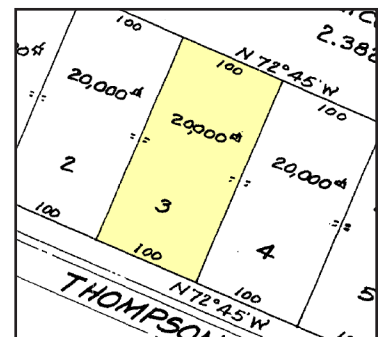
Lot size – 20,000 square feet, or 0.459 acre, more or less

Known as lot number 3 on the plat of "Peach Orchard Estates" recorded in Montgomery County plat Book 67 at Plat number 6106.

Fronts 100' on Thompson Road with depths of 100'

Mostly level lot. Driveway for 3-4 vehicles. All public utilities.

Zoned RE1 Residential



IMPROVEMENTS:

Ranch home with one car garage – constructed in 1961, containing 1,736 square feet of living area above grade and 1,372 square feet of mostly finished basement space below grade. The home has been recently updated, featuring new kitchen, updated bathrooms, new flooring, new roof, replacement windows and a variety of other features.

Additional details are as follows:

Exterior – brick and vinyl facade, vinyl-clad replacement windows, asphalt shingle roof, aluminum down spouts and rain gutters.

Interior

First Floor –

- Open living room and dining room – LVT floors
- Kitchen – breakfast bar, granite countertops, stainless appliances, LVT
- Office – LVT
- Full bathroom – shower/tub, quartz tile and surround, new vanity
- Bedroom – LVT
- Primary Bedroom – LVT, full bath with shower and quartz tile
- Bedroom – LVT

Basement –

- Family room – LVT
- Full bath – shower, tile floor
- Office or bedroom – LVT
- Laundry room
- Utility/storage room
- Bonus room

Utilities/Mechanical – forced air heat, CAC, split system (basement), 200 amp. electrical service

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Published annual real estate taxes are \$5,030.27, based on a full value assessment of \$418,900.

SUMMARY TERMS OF SALE:

Please see 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. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. Purchaser assumes the risk of loss from the date of contract forward. 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.