



BUY IT NOW

MADISON – EASTEND

**TWO STORY
RENTAL TOWNHOME**

Known As:

815 N. LUZERNE AVENUE

Off E. Madison Street
Baltimore City, MD 21205



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:

815 N. Luzerne Avenue is located in the Madison-Eastend neighborhood in East Baltimore City. Surrounding neighborhoods include McElderry Park, Biddle Street and Milton Montford. The home is located in the bustling area of East Baltimore, stabilized by the presence of world renowned Johns Hopkins Hospital. The home is close to the shops, restaurants and community services on Monument Street, one block south. The home is located next to Frank C. Bocek Park, a local city park that offers basketball courts, sports fields and a playground. Commuters within the area can take advantage of Orleans Street to the south for east/west travel and Broadway to the west for north/south travel. Various bus routes and a metro line are all within a 15 minute walk. Major employers in the area include Johns Hopkins Hospital, Mid-Atlantic Baking Company and Ferguson Plumbing Supply.

For more information about the area, please visit:

CityView Map – <http://cityview.baltimorecity.gov/>

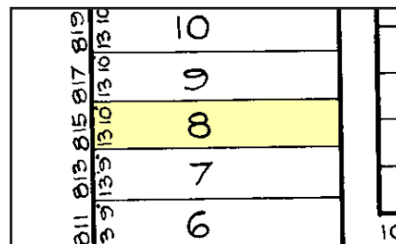
Neighborhoods – <https://livebaltimore.com/neighborhoods/>

SITE:

Rectangular lot – 13'10" x 70'

All public utilities

Zoned R-8 Residential



IMPROVEMENTS:

Two story brick inside-group townhome constructed in 1920, according to public records. The home contains living room, dining room, kitchen, on the first floor; three bedrooms and bathroom, on the second floor; unfinished basement. The property is currently rented and the tenant is in arrears.

TAX INFORMATION:

Published annual real estate taxes are \$944, based on a full value assessment of \$40,000.

TITLE:

In fee simple; sold free and clear of liens. Baltimore City Deed Book FMC 10678, Page 614.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$5,000 deposit, or 10% of the purchase price (whichever is greater), payable by cashier's check or wire transfer, will be required of the purchaser at the Auctioneer's office, 6500 Falls Road, Baltimore, MD 21209. 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. All adjustments, including taxes, rents, ground rent, 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 settlement and assumed thereafter by the purchaser. Security deposits, if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS" condition, and subject to the existing leases of the tenants in place, 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. Purchaser acknowledges that he/she has received all due diligence information from Auctioneer, including but not limited to the lease, lead certificate, notice of tenant delinquency and tenant forfeiture of security deposit. Time is of the essence. A 5% buyer's premium will be added to the final bid price.

