

# AJ BILLIG

REAL ESTATE • AUCTIONEERS

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## REAL ESTATE AUCTION

Live Onsite & Simulcast Online Bidding  
– Suggested Opening Bid: \$150,000 –

### TOWSON

– Loch Raven Village Area –

## THREE STORY BRICK END-OF-GROUP TOWNHOME

5 Bedrooms & 2 Baths ♦ 0.19± Acre Lot ♦ Off-Street Parking

*Sale On Premises*

**1661 MUSSULA ROAD**

Towson, Baltimore County, MD 21286

Online Bidding Opens

**WEDNESDAY, MARCH 8, 2023**

Live Onsite Auction

**FRIDAY, MARCH 10, 2023  
AT 11:00 A.M.**



**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:

1661 Mussula Road is located in the Brookland subdivision in east Towson. Surrounding neighborhoods include Loch Raven Manor, Loch Raven Village, Ridgeleigh and Knettishall. The general area is often referred to as Loch Raven Manor or Loch Raven Village, including among those who live in Brookland. The immediate subdivision is relatively small, comprising roughly 50 townhomes between Pleasant Plains Road and Loch Raven Boulevard, north of Putty Hill Avenue.

The location is exceedingly convenient, with Putty Hill Avenue, Loch Raven Boulevard, Perring Parkway and E. Joppa Road providing immediate access throughout the surrounding area. The Loch Raven Boulevard exit from the Baltimore Beltway (I-695) is approximately one-half north, and the Providence Road and Perring Parkway exits are also within a short distance. There are extensive options for shopping, dining and entertainment throughout the area, with a number of retail centers within one mile. A number of major employers, including Stanley Black & Decker and Towson University, are also nearby. According to the Baltimore County Public Schools locator app, nearby schools are Pleasant Plains Elementary, Loch Raven Technical Academy (middle) and Loch Raven High.

The auction provides an opportunity to purchase a home with larger square footage and acreage than most properties in the area, with plenty of opportunity for easy updating to one's own taste. New windows, new roof and a variety of other updates make the home move-in ready, with plenty of bright light and cozy details. The lot is impressive at 0.19 acres, and boasts mature landscaping, covered deck, fruit trees and off-street parking, among the property's expansive rear yard. Pre-auction offers will be considered.

For more information about the area, please visit:

Baltimore County Government – <https://www.baltimorecountymd.gov/>

Baltimore County Public Schools – <https://www.bcps.org/>

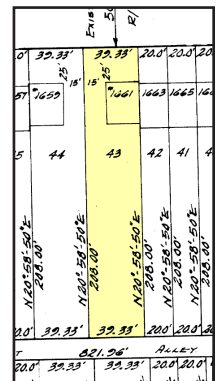
### SITE:

Lot size – 8,112 square feet, or 0.186 acre, according to public tax records. Plat records show a total square footage of 8,180.64 square feet, or 0.188 acre.

The lot fronts 39.33' on Mussula Road and a 16' rear alley, with depths of 208'. The well sized lot features front, side and rear yards, most of which is fenced. Tidy landscaping is featured throughout. A parking pad for 2 vehicles, and further room for expansion, is located at the rear of the property.

All public utilities

Zoned DR 10.5 Residential



## **IMPROVEMENTS:**

Three story brick end-of-group townhome constructed in 1962. Interior square footage is estimated to be 1,940 above grade and 720 of mostly finished basement space (tax record square footage does not include third floor). Total finished square footage is estimated to be 2,260.

The home has been well-maintained, and features a new asphalt architectural shingle roof (2020), new vinyl-clad replacement windows (2020), wood floors, two fireplaces, forced air heat, central air conditioning and a covered rear deck. Additional details are as follows:

### Exterior:

- All brick exterior
- Asphalt architectural shingle roof (2020)
- Vinyl-clad replacement windows (2020)
- Aluminum down spouts and rain gutters
- Storm doors

### Interior:

#### First floor –

- Entry foyer
- Hall closet
- Living room – wood floor, fireplace
- Dining room – wood floor, bay window
- Kitchen – laminate floor, original cabinets, walk-out to rear deck and yard

#### Second floor –

- Bedroom – wood floor
- Bedroom – wood floor
- Bedroom – wood floor
- Full hall bath

#### Third floor –

- Bedroom – new carpet
- Bedroom – new carpet
- Ample under-eave storage

#### Basement/Mechanical –

- Club room – laminate floor, fireplace with brick mantle
- Full bath – shower stall not fully functional
- Laundry and utility area with washer, dryer and utility sink
- Gas forced air heat
- CAC
- Gas water heater
- 100 amp electrical service

## **TITLE:**

In fee simple; sold free and clear of liens.

## **TAXES:**

Published annual real estate taxes are \$3,501.01, based on a full value assessment of \$245,100.

## **SUMMARY TERMS OF SALE:**

*Please see the contract of sale for complete terms.*

**Live Auction Bidders** – A \$20,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price by 11:00 A.M., Monday, March 13, 2023, at the Auctioneer's office. Personal checks for the difference in the deposit will be accepted at the sale site or wiring instructions will be provided.

**Online Auction Bidders** – A 10% deposit, payable by wire transfer or cashier's check is due by 3:00 p.m. on the day of auction at the auctioneers office.

Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place ON April 24, 2023, or sooner if agreed to in writing by Seller and Purchaser. 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, 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. 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. 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.

***No Buyer's Premium!***

## **PURCHASING REAL ESTATE AT AUCTION**

*The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.*

**TERMS OF SALE:** Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

**CONDITION OF PROPERTY:** The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

**DEPOSIT:** Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

**EXPENSES:** You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

**SETTLEMENT:** The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

**FINANCING:** It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

**BIDDING PROCEDURE:** At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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## INSTRUCTIONS FOR ONLINE AUCTIONS

### REGISTERING TO BID

1. Go to [ajbillig.com/auctions](http://ajbillig.com/auctions) and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
  - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
  - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card\* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

### INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: [ajbillig.com/buyers-faqs](http://ajbillig.com/buyers-faqs)

\*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.

