

# AJ BILLIG

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## GLEN

Strathmore Tower Condominium

**CONDOMINIUM UNIT**

2 Bedrooms ✦ 2 Baths ✦ Parking

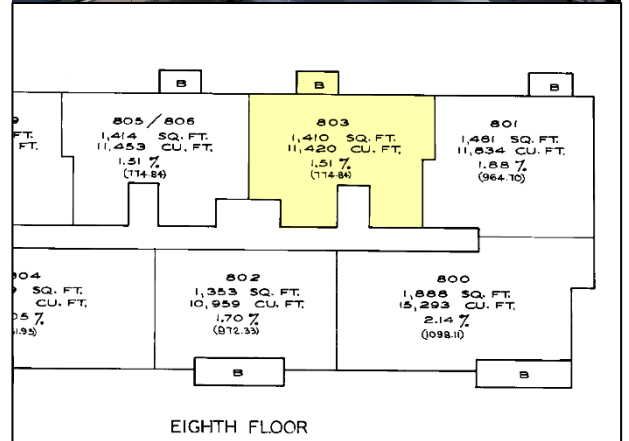
Known As:

**6210 PARK HEIGHTS AVENUE  
UNIT #803**

Corner of W. Strathmore Lane  
Baltimore City, MD 21215

**BIDDING OPENS:  
MONDAY, JULY 10, 2023**

**BIDDING CLOSES:  
WEDNESDAY, JULY 12, 2023 AT 12:30 P.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:**

6210 Park Heights Avenue Unit 803 is located in Strathmore Tower in the Glen neighborhood of Northwest Baltimore City. Surrounding neighborhoods include Mount Washington, Cheswolde and Cross Country. The immediate neighborhood is comprised of a mix of rowhomes, single family homes, semi-detached homes and apartment buildings. Situated on Park Heights Avenue, the building has convenient access to the local restaurants, grocery stores, golf courses, country clubs and retail shops located in both Baltimore City and Pikesville. For nature lovers, there are several trails and parks near the building that can provide residents with relaxing views and an escape from the bustle of city life.

Strathmore Tower Condominiums consists of 55 units and a large parking lot in the rear. A 24 hour front desk is available to all residents. The building caters to a diverse community, being within walking distance to dozens of churches, synagogues and other houses of worship. A Sabbath elevator is a prominent feature of the tower, allowing residents to live and worship freely.

For more information, please see:

Glen – <https://livebaltimore.com/neighborhoods/glen/>

## **IMPROVEMENTS:**

Eighth floor condominium unit with two bedrooms, two baths and parking. According to public tax records, the condominium unit contains 1,410 square feet of living area and was built in 1965. The unit has been updated throughout to include stainless steel kitchen appliances, stone countertops, hardwood flooring throughout, upgraded bathrooms and light fixtures. The unit is vacant.

## **CONDOMINIUM FEES:**

Monthly condominium fees are \$977.27 and include water, electricity, fiber optics, trash pick up, landscaping and exterior maintenance.

### Condo Resale Package:

- o [Part 1](#)
- o [Part 2](#)

## **TITLE:**

In fee simple; sold free and clear of liens. Baltimore City Deed Book XAC 25560, page 469.

## **TAXES:**

Published annual real estate taxes are \$1,352 based on a full value assessment of \$63,900.

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

A \$10,000 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. 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, condominium fees, 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, and subject to the Declaration and By-Laws of The Strathmore Tower Condominium. 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. The Purchaser agrees to waive any right of rescission under Maryland Condominium Law, having reviewed the resale package prior to the auction and execution of the contract of sale. 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.

