

# AJ BILLIG

REAL ESTATE • AUCTIONEERS

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Frank G. Lidinsky  
Law Office of Frank G. Lidinsky, P.A.  
8600 LaSalle Road – Suite 320  
Baltimore, Maryland 21286

**ESTATE AUCTION**

– Opening Bid: \$400,000 –

**STEVENSVILLE**

“Kent Island Estates”

**CHESAPEAKE BAY  
WATERFRONT HOME**

0.38± Acre ♦ 4-5 Bedrooms ♦ 2 Baths

*Sale On Premises*

**606 BAY DRIVE**

Two Blocks East of Romancoke Road  
Stevensville, Queen Anne’s County, Maryland 21666

Online Bidding Opens

**FRIDAY, SEPTEMBER 1, 2023**

Live On-Site Auction

**FRIDAY, SEPTEMBER 8, 2023**

**AT 12:00 NOON**



**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:**

Nestled along the picturesque shores of the Chesapeake Bay, the Kent Island area in Maryland fosters an idyllic blend of natural beauty and modern conveniences. The charming waterfront communities of the Kent Island community, including Stevensville, Romancoke, Chester, Kent Narrows and Grasonville, offer a lifestyle defined by stunning sunsets, bay breezes, and endless opportunities for outdoor recreation. Steeped in history, Kent Island holds the distinction of being the largest island in the Chesapeake Bay and served as a crucial gateway for early settlers to the region. Its rich maritime heritage is celebrated through quaint museums, historic landmarks, and maritime festivals, offering residents a chance to connect with the past.

The allure of Kent Island extends beyond its historical significance, boasting a plethora of contemporary amenities that cater to every need. Quaint boutiques, art galleries, and locally-owned eateries dot the landscape, providing a vibrant tapestry of culture and culinary options. For those seeking outdoor adventures, the island’s marinas, nature trails, and water sports facilities offer endless excitement. Commuting to major metropolitan areas is a breeze, as Kent Island is strategically positioned within easy reach of Annapolis, Washington, D.C. and Baltimore. A convenient drive over the Chesapeake Bay Bridge places you at the heart of these bustling cities, allowing you to relish the tranquility of island life while still enjoying the cosmopolitan offerings of urban centers.

606 Bay Drive is located in the Kent Island Estate subdivision. The neighborhood was originally developed in the late 1940s and early 1950s, with homes having been constructed throughout the past 70+ years, including a handful of new homes being constructed currently. The neighborhood runs on both sides of Romancoke Road, with roughly 10% of the properties fronting on either the western or eastern sides of the Chesapeake Bay. Home styles vary as to size, architectural style and age. Public sewer service was added in the neighborhood in 2020.

For more information about the area, please visit:

Queen Anne's County, MD – <https://www.qac.org/>

Top Things To Do Stevensville – <https://www.visitmaryland.org/list/top-things-to-do-stevensville>

## **SITE:**

Lot size – 0.382 acre, more or less, according to public tax records

The lot is believed to have approximately 90' of frontage on the Chesapeake Bay and along Bay Drive. The lot is mostly level with some gentle sloping from the rear (street) to front (water).

There is a boat ramp (needing full rehabilitation) on the site. Wood bulkhead. Rip rap groins. Two wood decks, one at the home and one above the water. No pier or exposed pilings.

Asphalt paved parking area and driveway (3-4 vehicles). In-ground propane tanks.

According to FEMA flood maps, the home is not in a flood hazard zone. The front of the property near the waterfront deck, bulkhead and ramp is stated to be in a Zone AE special flood hazard area with a 10' elevation.

Water depth near the property is stated to be 2-3' (MLW), and is believed to be greater. Surrounding properties have piers, boats and boat lifts. Depths increase to 90' or more in nearby channels.

The property is believed to feature public water and sewer service. Buyers are encouraged to contact Queen Anne's County Public Works department for bill amounts and ongoing fees. Quarterly billing is believed to be \$300.

[Queen Anne's County GIS Map](#)

[SDAT Map](#)

[FEMA Flood Map](#)

[NOAA Depth Chart – Map Number 12270](#)

## **IMPROVEMENTS:**

Two story frame home – constructed in 1965 and containing 1,560 square feet of living area, according to tax records.

### Exterior:

- Shingle exterior
- Asphalt architectural shingle roof
- Wood double hung windows and storm windows
- Sliding doors to rear deck

### Interior:

First floor –

- Kitchen – laminate floor, open to living room
- Living room/dining area – wood floor, gas fireplace, sliding doors to rear deck
- Bonus room/den/bedroom – wood floor, no closet
- Bedroom – wood floor
- Bedroom – wood floor
- Full bath (updated) – ceramic tile, shower, laundry hook-ups

Second floor –

- Large bedroom – wood floor
- Full bath – shower/tub
- Bedroom – wood floor
- Crawl Space

Mechanical –

- Forced air heat (propane)
- CAC
- Water heater (propane)

**TITLE:**

In fee simple; sold free and clear of liens.

**TAXES:**

Published annual real estate taxes are \$5,087.74, based on a full value assessment of \$540,100.

**SUMMARY TERMS OF SALE:**

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

Live Auction Bidders – a \$50,000 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 12:00 Noon, Monday, September 11, 2023, at the Auctioneer's office (wire or cashier's check).

Online Auction Bidders – a \$50,000 deposit, payable by cashier's check or wire, will be required of all online bidders prior to the start of the live auction. The deposit will be held in escrow until the completion of the auction and will be retained from the winning bidder. Other bidder deposits will be returned within one business day. Interested parties who do not provide a deposit in advance as stated above will not be permitted to bid. The deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 4:30 P.M. on the day of auction. [Deposit Escrow Agreement](#)

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 8% 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 Queen Anne's County 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.

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



## INSTRUCTIONS FOR ONLINE AUCTIONS

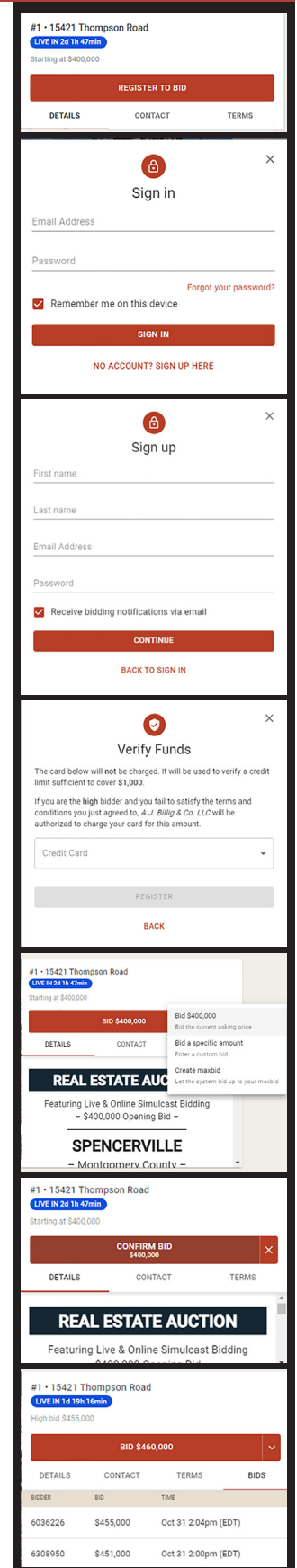
### REGISTERING TO BID

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.



## **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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