

# AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 🏠

ajbillig.com



**BUY IT NOW**

**IRVINGTON**

**TURN-KEY RENTAL  
TOWNHOME**

Known As:

**4112 WALRAD STREET**

Off S. Loudon Avenue  
Baltimore City, Maryland 21229



**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:**

4112 Walrad Street is located in the Irvington neighborhood of southwest Baltimore City. Surrounding neighborhoods include Saint Agnes, Yale Heights and Uplands. Known for its rich architectural history dating back to the late 1800s, the neighborhood comprises a mix of large single family homes, duplexes and rows of townhomes. There is a strong neighborhood bond amongst the residents, sharing in annual Thanksgiving dinners, Christmas basket deliveries, back-to-school fairs and more. Conveniently located, Irvington offers excellent transportation options, including proximity to major highways and public transit – both on Frederick Avenue. Leakin Park and Patapsco Valley State Park offer residents with an affinity for nature an escape from their urban lifestyle. Major employers in the area include Mount Saint Joseph High School, Saint Agnes Hospital and University of Maryland Baltimore County.

For more information, please see:

Irvington – <https://livebaltimore.com/neighborhoods/irvington>

Historic Irvington – <https://baltimoreheritage.org/event/historic-irvington/>

**SITE:**

Rectangular lot – 14'6" x 113', more or less

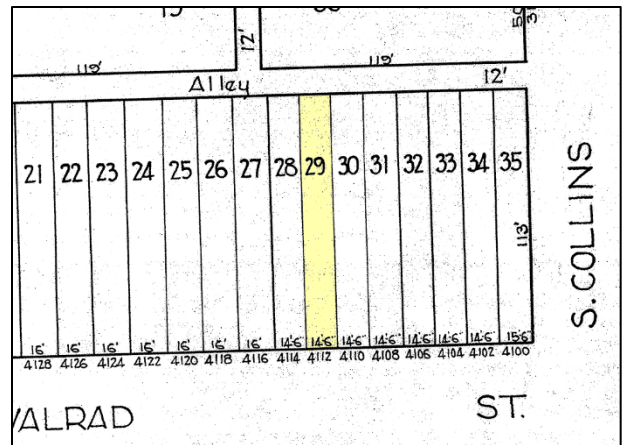
Zoning R-6, residential

Fenced rear yard

All public utilities

**IMPROVEMENTS:**

Two story townhome, constructed in 1912, comprising 1,532 square feet of living area and 730 square feet of basement space, according to public tax records. The home features 3 bedrooms and 1.5 bathrooms. A complete renovation has been done and the home is ready for a tenant or to move in.



**EXTERIOR:**

Flat built up roof  
Vinyl and brick facade  
Vinyl replacement windows  
Security door

**INTERIOR:**

First floor:

- Enclosed porch area
- Living room - hardwood flooring
- Dining room - hardwood flooring
- Half bathroom - tile flooring
- Kitchen - tile flooring and new appliances
- Laundry room - laminate flooring with exit to rear

Second floor:

- Bedroom - hardwood flooring
- Bedroom - hardwood flooring
- Bedroom - hardwood flooring
- Bathroom - tile flooring

Basement/mechanical:

- Unfinished
- Gas water heater
- Gas forced air heat
- Central air conditioning
- 150 AMP electrical circuit

For more pictures, visit this auction's web page: <https://ajbillig.com/auction/4112-walrad-street/>

**TITLE:**

Subject to a \$60 ground rent, payable in semi-annual installments on 6/1 and 12/1 Sold free and clear of all liens. Baltimore City Deed Book FMC 15934, folio 174.

**TAXES:**

Published annual real estate taxes are \$2,053.20, based on a full value assessment of \$87,000.

**SUMMARY TERMS OF SALE:**

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

A ten percent (10%) deposit, in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer. 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, 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 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. Time is of the essence. A 5% buyer's premium will be added to the final bid price.

