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BUY IT NOW

CLINTON

“Ramblewood Village”

Fully Renovated
RANCH HOME

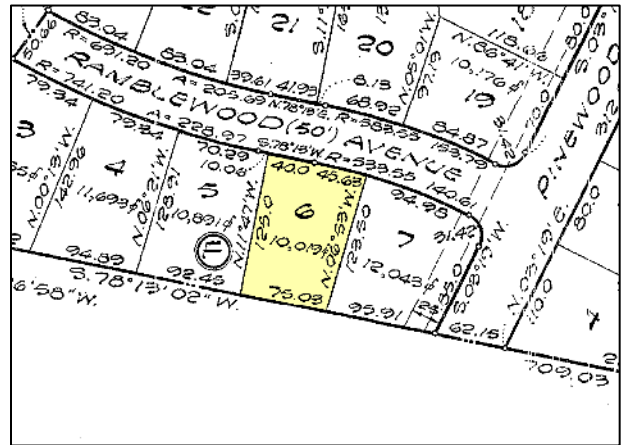
– On 0.23± Acre –

Known As

5709 RAMBLEWOOD AVENUE

Near Pinewood Drive

Clinton, Prince George’s County, MD 20735



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:

5709 Ramblewood Avenue is located in the Ramblewood Village subdivision in the Clinton area of Prince George’s County. Clinton is located a very short distance south of Washington, D.C., providing a wealth of employment opportunities with the Federal Government, government contractors, large corporations and an array of smaller companies serving the surrounding area. For those with commuting needs, the location is proximate to a number of major commuter routes, including the Capital Beltway (I-495, 3.5 miles north), Branch Avenue (within 1 mile), Pennsylvania Avenue (MD-4, 6 miles away), I-295, Suitland Parkway and Indian Head Highway all within a short distance. Dining, retail, shopping and an array of service businesses are located along Branch Avenue and Old Branch Avenue, both within 1 mile.

Ramblewood Village was developed from the late 1950s through the 1960s with homes having been constructed shortly thereafter. The approximately 120 neighborhood homes are predominantly brick and siding ranch and split level homes. Many neighborhood homes have been expanded and substantially updated over recent decades. Mature trees and landscaping provide a calm, suburban feel, and are commensurate with the age of the neighborhood. Pinewood Park is located at the southern end of the neighborhood.

According to the Prince George’s County Public School website, nearby schools are James Ryder Randall Elementary, Stephen Decatur Middle and Surrattsville High. There are also creative and performing arts, immersion, Montessori, TAG, special education and parochial schools in the area.

For more information about the area, please visit:

Prince George’s County, MD – <https://www.princegeorgescountymd.gov/>

PGAtlas Map – <https://www.pgatlas.com/>

Prince George’s County Public Schools – <https://www.pgcps.org/>

SITE:

Lot size – 0.23 acre, more or less

Known as lot number 6, block F, section 1 in “Ramblewood Village” as per plat re-recorded in Plat Book WWW 34, plat number 42.

Driveway for 2-3 vehicles plus carport. Front and rear yards.

All public utilities

Zoned RSF-95

IMPROVEMENTS:

Ranch home – constructed in 1960, fully renovated in 2023, containing 1,188 square feet above grade and 1,188 square feet of basement space. The home features a new kitchen, a new bath, new flooring throughout, fresh paint, upgraded insulation throughout and 5 year roof warranty.

Exterior

Brick and stone siding

Shingle roof

Vinyl-clad replacement windows

Car port

Mechanical

Electric heat pump with oil back-up, air cleaner and central air conditioning

Electric 61 gallon water heater

Sump pump

New washer / dryer, mechanical sink

First Floor

Living Room – carpet flooring

Dining Room – carpet flooring

Kitchen – laminate flooring, wood cabinets, stainless steel appliances, granite counters, electric range/oven

3 Bedrooms – carpet flooring

Full Bathroom – ceramic tile flooring

Lower Level

Partially above grade basement

Club room – laminate flooring, bar area, access to back yard

Room – Carpet flooring

Full Bathroom – Ceramic tile flooring

Pull Down Attic with whole house fan

TITLE:

In fee simple; sold free and clear of liens.


TAXES:

Published annual real estate taxes are \$4,762.18 (not including seller's homestead tax credit), based on a full value assessment of \$293,700.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A 10% deposit, payable by cashier's check, payable by cashier's check or wire, will be required of the purchaser at time and place of sale. 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, 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. Purchaser assumes the risk of loss from the date of contract forward. 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.

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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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