

# AJ BILLIG

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**GLEN BURNIE**  
"Ferndale Farms"

**BUNGALOW**

- 0.14± Acre Corner Lot -

Extensively Updated  
3-4 Bedrooms & 2 Baths

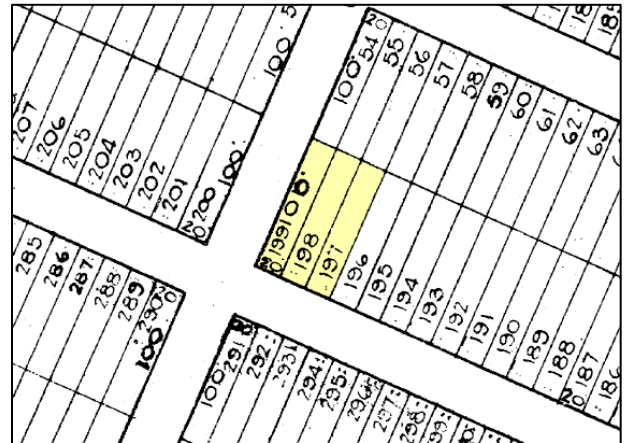


Sale On Premises:

**100 FERNDALE AVENUE**

Corner Glenmont Avenue  
Glen Burnie, Anne Arundel County, Maryland 21061

**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:**

100 Ferndale Avenue is located in the Ferndale Farms subdivision in the Glen Burnie area of Anne Arundel County. Glen Burnie is strategically located near several major employment hubs, providing residents with a variety of job opportunities. Those include Baltimore-Washington International Airport (BWI) and BWI Business District, Fort Meade and Arundel Mills. Downtown Baltimore, Annapolis and the greater Washington, D.C. area are also within a manageable commute. Glen Burnie offers a variety of shopping experiences ranging from large shopping centers to unique local boutiques. Shopping hubs include The Centre at Glen Burnie, Marley Station and a wide variety of local shops and restaurants surrounding Glen Burnie's main street corridor. For those who enjoy outdoor activities and community events, Glen Burnie has plenty to offer, including Sawmill Creek Park, Glen Burnie Town Center, Cedar-Morrie Hill Park, North Arundel Aquatic Center, and of course the general proximity to the Chesapeake Bay and surrounding waterways, which provide ample maritime oriented activities.

Ferndale Farms comprises a fairly large subdivision of approximately 800 properties situated a short distance east of BWI. The neighborhood was originally developed approximately 100 years ago, with homes having been constructed throughout the decades since. Home styles vary, with a mix of traditional styles, many of which have been substantially expanded since their original construction. The specific location maximizes those conveniences mentioned above, with excellent access throughout the area based on proximity to I-97, I-695 and several major State commuter routes.

The property at 100 Ferndale Avenue in Glen Burnie is situated in a community that balances employment opportunities, retail convenience, and recreational activities. Its proximity to major job centers, coupled with diverse shopping and leisure options, makes it an attractive choice for potential buyers seeking both convenience and quality of life. The auction provides an excellent opportunity for both owner-occupants and investors.

For more information about the area, please visit:

Anne Arundel County Government - <https://www.aacounty.org/>

Maps and Apps - <https://maps.aacounty.org/>

## **SITE:**

Lot size – 0.138 acre, according to public tax records

Comprising lots 197, 198 and 199 on section “C” on the Plat of “Ferndale Farms” recorded in Plat Book 15, Page 21.

The lot is mostly level and fenced with a front facing driveway for 2-3 vehicles. The lot has some existing landscape structures, shrubbery and trees.

All public utilities. Street parking.

R-5 Residential

[GIS Map](#), [SDAT Map](#), and [Plat](#)

## **IMPROVEMENTS:**

One and One-Half Story Bungalow – Constructed in 1930, renovated in 2024, and containing 1,134 square feet above grade and 624 below, according to public tax records. Above grade square footage including rear bump-out and side porch is likely to be larger. The home is improved as follows:

### Exterior:

Frame construction and siding

Asphalt shingle roof

Aluminum downspouts and rain gutters

Replacement windows

Enclosed rear porch

### Interior:

First floor – New luxury vinyl plank flooring throughout most of the first floor

- Living Room
- Dining Room
- Full Bath – tile floor, shower enclosure
- Kitchen with table space – laminate countertops and stainless appliances
- Bedroom or office
- Bedroom or family room

Second floor – New luxury vinyl plank flooring

- Bedroom with en-suite bath
- Bedroom
- Under eave storage throughout

Unfinished Basement

- Forced Air Heat – Gas
- CAC
- Gas Hot Water Heater

The home has had extensive cosmetic repairs over the past two months. Additional landscape work and some additional cosmetic improvements may be expected.

## **TITLE:**

In fee simple; sold free and clear of all liens.

## **TAXES:**

Current annual real estate taxes are \$2,932.89, based on a full value tax assessment of \$225,200.

## **SUMMARY TERMS OF SALE:**

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

A \$30,000 or 10% deposit, whichever is greater, payable by cashier's check or wire, will be required of the purchaser. 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 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. Time is of the essence. A 5% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos:

<https://ajbillig.com/auction/100-ferndale-avenue/>