



BUY IT NOW

CARROLLTON RIDGE

TWO STORY SHELL TOWNHOME

Known As:
1911 LEMMON STREET
 Near S. Monroe Street
 Baltimore City, Maryland 21223



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:

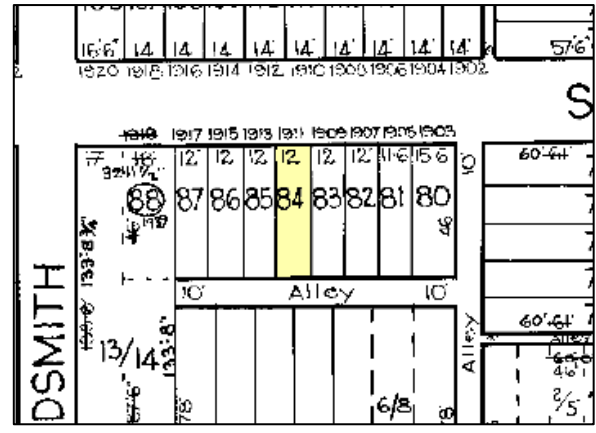
1911 Lemmon Street is located in the Carrollton Ridge neighborhood of southwest Baltimore City. Surrounding neighborhoods include New Southwest/Mount Clare, Mill Hill and Union Square. The property is situated a short distance above Carroll Park, which features ball fields, a golf course, walking trails and other recreational facilities. Hollins Market, Baltimore's oldest public market, is less than 1 mile away providing a wide array of fresh produce from various merchants. The property is also located approximately 10 blocks west of Baltimore's Inner Harbor. Nearby employers include Bon Secours Hospital, St. Agnes Hospital, the Horseshoe Casino and many others throughout the Carroll-Camden industrial area, Stadium Complex and Downtown Baltimore. Monroe Street (US-1) provides proximate access to the Baltimore Washington Parkway (MD-295) and I-95.

For more information, please see:

- Neighborhoods – <https://livebaltimore.com/neighborhoods/>
- Hollins Market – <https://livebaltimore.com/neighborhoods/hollins-market/>
- CityView Map – <https://cityview.baltimorecity.gov/>

SITE:

Rectangular Lot – 12' x 46', more or less
 All public utilities
 Zoned R-8, Residential



IMPROVEMENTS:

Two story brick inside-group townhome. According to public tax records, the property was constructed in 1920. The home is arranged for living room, dining room, kitchen, on the first floor; two bedrooms and bathroom, on the second floor; unfinished basement.

The home requires full renovation.

TITLE:

Subject to a \$24 ground rent payable in semi-annual installments on April 1st and October 1st (unregistered). Baltimore City Deed Book Liber MB 24069, folio 463.

TAXES:

Published annual real estate taxes are \$240.72, based on a full value assessment of \$10,200.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$3,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), 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% or \$2,500 buyer's premium, whichever is greater, will be added to the final bid price.

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

<https://ajbillig.com/auction/1911-lemmon-street/>



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