


# AJ BILLIG

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**BUY IT NOW**

**LANSDOWNE**  
"Alderwood Park"

**0.195± ACRE**  
**RESIDENTIAL LOT**

– Zoned DR 5.5 –

Known As:

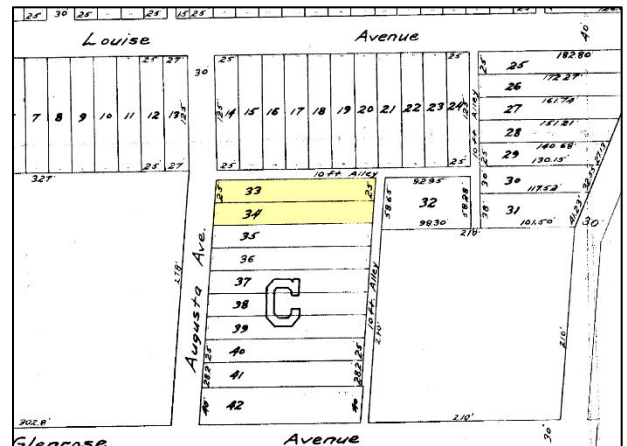
**AUGUSTA AVENUE**

Lots 33 & 34

Baltimore Co. Tax ID: 1318471411

Off Glenrose Avenue, Near Annapolis Road

Lansdowne, Baltimore County, Maryland 21227



**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:

The property is located in the Alderwood Park subdivision in the Lansdowne or Baltimore Highlands area of southwest Baltimore County. Alderwood Park was originally developed in the 1920s and comprises roughly 30 properties along Alderwood and Glenrose Avenues west of Annapolis Road. Most properties contain multiple platted lots, and architectural styles include bungalows, cape cods and ranch homes of various sizes. The location is among the most convenient in Baltimore County, with relatively immediate access to I-895, the Baltimore-Washington Parkway (MD-295), I-95 and the Baltimore Beltway (I-695). A number of other local commuter routes are also nearby, including Annapolis Road, Patapsco Avenue and Hammonds Ferry Road. Shopping, dining, entertainment and recreational facilities are located along each of the aforementioned local commuter routes. Downtown Baltimore and the BWI Commercial corridor are each approximately 4 miles away, north and south, respectively, and feature a significant number of major employers. According to the Baltimore County Public Schools locator app, nearby schools are Lansdowne Elementary, Middle and High.

For more information about the area, please visit:

Baltimore County Government – <https://www.baltimorecountymd.gov/>

Baltimore County My Neighborhood – <https://bcgis.baltimorecountymd.gov/myneighborhood/>

Baltimore County Public Schools – <https://www.bcps.org/>

**SITE:**

Lot size – 0.195 acre, more or less, according to public tax records.

Comprising lots numbered 33 and 34 on the Plat of Alderwood Park, recorded among the land records of Baltimore County at Plat Book WPC 8, folio 62.

The lot is mostly level and clear. Public water and sewer is believed to be in nearby properties. Utilities to site are unknown. It is believed that a neighbor's pool and parking area may be located within the property boundaries. No ingress, egress, access agreement or easement agreement is known at this time.

Please see this auction's web page for the Plat, SDAT map, and Baltimore County GIS Map:

<https://ajbillig.com/auction/augusta-avenue-lots-33-34/>

**ZONING:**

Zoned DR 5.5 Residential

For more information about Baltimore County Zoning, please visit:

Zoning Review – <https://www.baltimorecountymd.gov/departments/pai/zoning>

**TITLE:**

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

**TAXES:**

Published annual real estate taxes are \$504.19, based on a full value assessment of \$41,600.

**SUMMARY TERMS OF SALE:**

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

A 10% deposit, payable by cashier's check or wire transfer, will be required of the purchaser at the Auctioneer's office. 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, Baltimore County Violation Notices, restrictions or covenants of record affecting same, if any, and subject to existing zoning. Purchaser assumes the risk of loss from the date of contract forward. 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.

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

<https://ajbillig.com/auction/augusta-avenue-lots-33-34/>

