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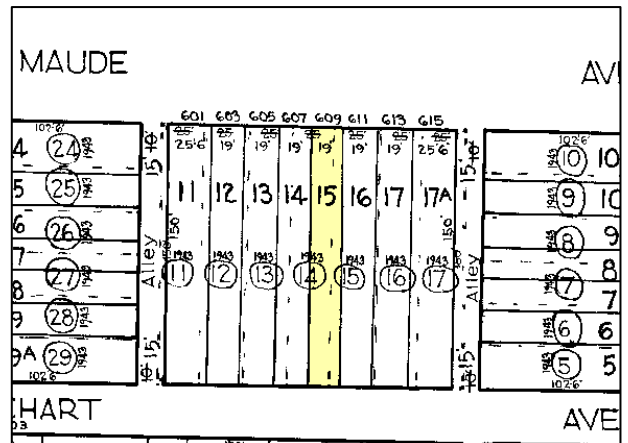
**DUPLEX
TOWNHOME**

Known As:

609 MAUDE AVENUE

Off 7th Street

Baltimore City, Maryland 21225



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:

609 Maude Avenue is located in the Brooklyn neighborhood of southern Baltimore City. The community was shaped by the shipping industries surrounding it and has the advantages of living in a large metropolitan city with the comfort of a small town. The property sits off of E. Patapsco Avenue, which conveniently features retail, dining and entertainment options. Close by on Ritchie Highway is a LIDL (1.9 miles) and the Enoch Pratt Community Library (1.1 miles), among other large chain stores and restaurants. Major employers in the area include MedStar Harbor Hospital (1.9 miles) and the Maryland Cruise Terminal (3.2 miles), in addition to local industrial jobs within the community. Brooklyn provides commuters easy and convenient access to major highways, including I-95 (3 miles), I-695 (2.3 miles) and I-895 (0.9 mile). Bus and other public transportation methods are available on both Ritchie Highway and E. Patapsco Avenue.

For more information about the area, please visit:

Neighborhoods – <https://livebaltimore.com/neighborhoods/>

Brooklyn – <https://www.niche.com/places-to-live/n/brooklyn-baltimore-md/>

SITE:

Lot size – 19' x 150'

Partially fenced rear yard

Alley access in rear yard

Parking for 2+ vehicles

Zoned R-6, Residential. The building is conditionally approved for two units but additional inspection required to finalize zoning change.

All public utilities

IMPROVEMENTS:

Two story inside group townhome, constructed in 1944, containing 1,294 square feet of living area and 647 square feet of basement space, according to public tax records. The property is arranged for two units with common access staircase to basement. Each unit is vacant and move in ready with new floors and paint.

Lower Level Unit: One bedroom and bathroom with living area and kitchen.

Upper Level Unit: Two bedrooms and bathroom with kitchen.

Basement/mechanicals: Unfinished basement with two gas furnaces, two gas water heaters, separate electrical panels per unit. One gas meter and one electric meter.

Please see this auction's web page to view the MDE lead inspection certificates:

<https://ajbillig.com/auction/609-maude-avenue/>

TITLE:

In fee simple; sold free and clear of all liens. Baltimore City Deed Book Liber MB 22135, folio 142.

TAXES:

Published annual real estate taxes are \$1,126.50, based on a full value assessment of \$47,733.

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 Seller makes no representations or warranties as to the condition of the Property or any improvements thereon and Purchaser acknowledges and agrees to purchase the Property in its "AS IS/WHERE IS" "WITH ALL FAULTS" condition and basis, subject to all easements, agreements, restrictions or covenants of record, zoning, and all laws, regulations, and governmental rules 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. 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.

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

<https://ajbillig.com/auction/609-maude-avenue/>

