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## **BUY IT NOW**



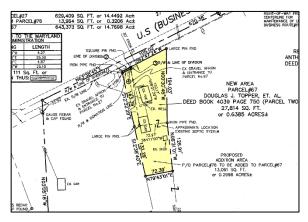
### UPDATED DETACHED HOME

– On 0.639± Acre –

#### Known As **17411 N. SETON AVENUE** Emmitsburg, Frederick County, MD 21727

**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:

17411 N. Seton Avenue is located in the Emmitsburg area of northern Frederick County, a few miles south of the Pennsylvania border. The Town of Emmitsburg is less than 1 mile south, and Mount Saint Mary's University is about 3 miles south. The area is very rural, but provides proximate access to shopping, dining, neighborhood services and employment centers along US-15 (Catoctin Mountain Highway) and in the Town of Emmitsburg. A number of recreational centers and parks are also in close proximity, including the Emmitsburg Watershed Trails, Catoctin Mountain Park, Cunningham Falls State Park and Liberty Mountain Resort. The town is the home of the National Emergency Training Center, which instructs fire fighters, EMS and other first responders of all levels on their response and prevention of disasters and emergencies. Other major employers in the area include Mount Saint Mary's University and The National Shrine of Saint Elizabeth Ann Seton. According to the Frederick County Public Schools locator, the area public schools include Emmitsburg Elementary School, Thurmont Middle School and Catoctin High School.

For more information about the area, please visit:

Frederick County, MD – <u>https://frederickcountymd.gov/</u> Frederick County Office of Economic Development – <u>https://www.discoverfrederickmd.com/</u> Frederick County Public Schools – <u>https://www.fcps.org/</u>

#### SITE:

Lot size - 0.639 acre, more or less, according to tax records

Asphalt driveway for 3+ vehicles

Garage

Serviced by well and community and/or private septic. Conditions of well and septic system are unknown.

#### **IMPROVEMENTS:**

Two story detached home, constructed in 1949, contains 1,400 square feet of above grade living area, according to public tax records. The home is arranged for 2-3 bedrooms and 2 bathrooms, no basement. Updates to the house include new floors, kitchen, bathrooms and paint.

Recent updates and construction work was believed to have been completed without permits. Buyers are encouraged to contact the local jurisdiction for more information.

#### TITLE:

In fee simple; sold free and clear of liens. Frederick County Liber SKD 17018, folio 6.

#### TAXES:

Published annual real estate taxes are \$1,728.87, based on a full value assessment of \$129,367.

#### SUMMARY TERMS OF SALE:

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

A 10% deposit, 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 agrees to waive any right of rescission under the Maryland Code regarding well water requirements. 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, floor plans, and sample contract: <u>https://ajbillig.com/auction/17411-n-seton-avenue/</u>

