

410-296-8440 **a** ajbillig.com



BUYIT NOW

ELLWOOD PARK/ MONUMENT

TWO STORY TOWNHOME

- 3 Bedrooms & 2 Bathrooms -

Known As:

637 N. ROBINSON STREET

Near E. Monument Street Baltimore City, Maryland 21205

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.



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LOCATION:

637 N. Robinson Street is located in the Ellwood Park/ Monument Park neighborhood of East Baltimore City. Surrounding neighborhoods include McElderry Park, Madison Eastend, and Patterson Park Neighborhood. The home is located in the bustling area of East Baltimore, stabilized by the presence of world renowned Johns Hopkins Hospital. The home is close to the shops, restaurants and community services on Monument Street, one block north. The home is located near Frank C. Bocek Park, a local city park that offers basketball courts, sports fields and a playground. Commuters within the area can take advantage of Orleans Street to the south for east/west travel and Broadway to the west for north/south travel. Various bus routes and a metro line are all within a 15 minute walk. Major employers in the area include Johns Hopkins Hospital, Mid-Atlantic Baking Company and Ferguson Plumbing Supply.

For more information, please see:

Neighborhoods - https://livebaltimore.com/neighborhoods/

SITE:

Rectangular lot – 12'11" x 86'6", more or less Fenced rear yard Zoning R-8, residential All public utilities

IMPROVEMENTS:

Two story brick inside group townhome. According to public tax records, the property was constructed in 1915. The property is currently vacant and requires renovation.

EXTERIOR:

Brick facade Concrete Porch Vinyl replacement windows Flat built up roof

INTERIOR:

First floor

Living room - carpet

Second floor:

Basement:

Bedroom - carpet

Finished basement:

Dining room - carpet with ceiling fan Bedroom - carpet Finished basement

Bedroom - carpet Finished basement

Full bathroom - tile flooring

Kitchen - hardwood flooring

Bedroom - carpet

Laundry area with washer/dryer and

bathroom - tile flooring utility sink

Utilities:

Gas forced air heat and central air conditioning 40 gallon gas water heater 100 amp electrical circuit

TITLE:

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

TAXES:

Published annual real estate taxes are \$2,088.60, based on a full value assessment of \$88,500.

Purchasers may petition for a reduction in the assessment of their property in conjunction with a purchase price substantially less than the currently assessed value of the property. Purchasers are encouraged to contact the Maryland State Department of Assessments & Taxation concerning the appeals process, and may see the following link for helpful information:

http://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$5,000 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% buyer's premium will be added to the final bid price. Subject to a minimum fee of \$2,500.