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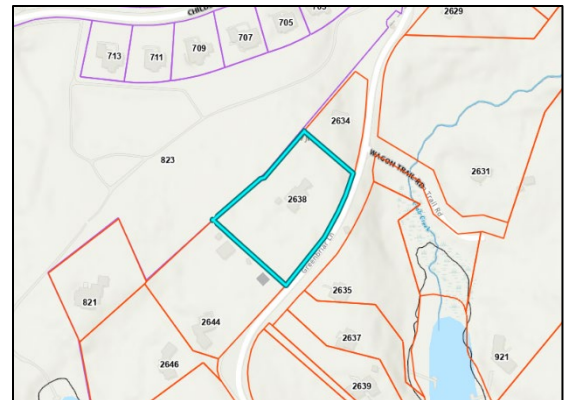
**RANCH HOME
ON 1.90± ACRES**

Needs Full Renovation • Subdivision Potential

Known As:

2638 GREENBRIAR LANE

Off Forest Drive & Pilot House Drive
Annapolis, Anne Arundel Co., Maryland 21401



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.

GENERAL INFORMATION:

Partition related sale of a sprawling ranch home needing renovation in a well demanded area of Annapolis. The home is conveniently located close to Forest Drive, groceries, shopping, dining and access to major commuter routes. The community sits immediately north of Crab Creek, a tributary of the South River, with many surrounding homes fronting along the water. With nearly 2 acres of land and R2 zoning, the property has some potential for subdivision. The auction provides an excellent opportunity for both owner-occupants and investors looking for a renovation or new construction opportunity in a high-value location.

LOCATION:

2638 Greenbriar Lane is located in the Annapolis area of Anne Arundel County. Surrounding neighborhoods include Kingsport and Eaton's Landing. Forest Drive, providing immediate access to shopping, dining and grocery options, is located less than one mile north. The expansive commercial districts surrounding US-50, West Street and Riva Road are within 2 miles. The Annapolis City Dock, historic district and Naval Academy are located approximately 4 miles east. According to AACPS School Locator App, nearby schools are Mills-Parole Elementary, Annapolis Middle and Annapolis High. A number of independent and parochial schools are also in the area, including AACCS, St. Mary's, Key School and others.

The property sits about 250' northwest of Crab Creek, a tributary of the South River which feeds out to the Chesapeake Bay. The neighborhood and surrounding area are water oriented, with many of the immediately surrounding homes being waterfront. Most of the surrounding homes on Greenbriar Lane have large lots and large custom homes. Detached homes nearby listed on the MLS have sold for between \$800,000 and \$3.6M over the past year.

For more information about the area, please visit:

Anne Arundel County Government – <https://www.aacounty.org/>

My Anne Arundel GIS – <https://gis.aacounty.org/gcx/WebViewer/?app=c82c5cff02544a56af888e4ff5c166a2>

Anne Arundel County Public Schools – <https://www.aacps.org/>

Annapolis, MD – <https://www.annapolis.gov/>

SITE:

Lot size: 1.90 acres, more or less, according to public tax records

According to the Anne Arundel County GIS map, the lot fronts 370' along Greenbriar Lane, depths of 271' and 185', and a rear lot line of 360' along a City of Annapolis owned open space.

Mature trees and some landscaping. Storage shed.

Served by private well and septic.

Zoned R2 Residential – According to the Anne Arundel County Zoning District summaries, “This District is generally intended for low-medium density suburban single-family detached residential development at a subdivision density of either 1 dwelling unit per 20,000 square feet (no public sewer) or 2.5 dwellings per acre (with public sewer). Minimum lot size is 20,000 square feet if not served by public sewer, 10,000 square feet is required if served by public sewer or 5,000 square feet for duplex and fourplex dwellings on separate lots. Maximum lot coverage by structures is 60%. Maximum height is 50 feet for principal structures.” For more information about Anne Arundel County Zoning, please visit: Zoning Administration – <https://www.aacounty.org/planning-and-zoning/zoning-administration>

Please see this property's web page for the GIS Map and Zoning Map: <https://ajbillig.com/auction/2638-greenbriar-lane/>

IMPROVEMENTS:

Brick ranch home constructed in 1955 and containing 3,318 square feet total on the main level and basement. The home has been expanded in stages over the years, and is believed to contain 3,000 square feet of living area above grade, according to the AA County GIS measurement feature.

Finishes include mixed windows and doors, asphalt shingle roof, drywall, carpet and LVP, mostly unfinished basement. Arranged as follows: kitchen, living room, dining room, family room, sun porch/three season room, laundry room, four bedrooms and two full baths. Boiler, electric water heater and 200 amp. electrical service.

The home needs full renovation.

TITLE:

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

TAXES:

Current annual real estate taxes are \$6,479.89, including Bay Restoration, solid waste and other fees, based on a full value tax assessment of \$541,367.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$40,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), payable by cashier's check, will be required of the purchaser at time and place of sale. 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. The Property will be sold subject to Anne Arundel County 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. Time is of the essence.

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

<https://ajbillig.com/auction/2638-greenbriar-lane/>