



BUY IT NOW

HYATTSVILLE
"The Marylander" in Langley Park

**RENOVATED
CONDOMINIUM UNIT**

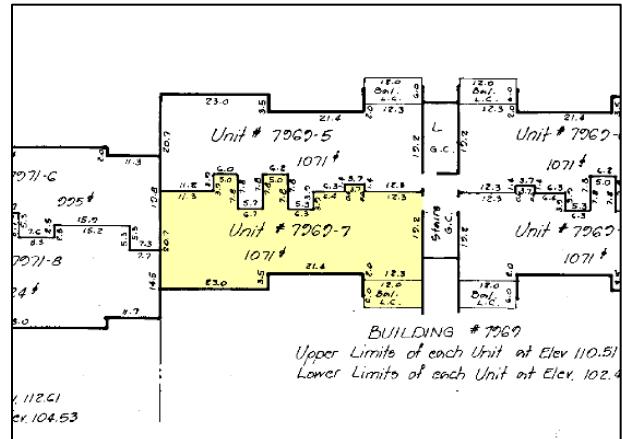
– 2 Bedrooms & 2 Bathroom –

Known As:

7969 RIGGS ROAD, UNIT 7

Near University Boulevard
Hyattsville, MD 20783

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:

Renovated 2 bedroom and 2 bathroom condominium unit in "The Marylander" condominium complex. Ready to rent out or move in yourself, the unit has been updated with new flooring, kitchen, bathrooms and paint. Condo amenities include utilities, common area maintenance, trash removal and more. Nearby is the University of Maryland, several parks and shopping.

LOCATION:

7969 Riggs Road, Unit 7 is located in "The Marylander" condominium complex in the Hyattsville/Langley Park area of Prince George's County. Langley Park is a Washington, DC suburb, in close proximity to The University of Maryland College Park Campus, Maryland's flagship university. The condominium complex is located one mile from New Hampshire Avenue, a major north/south route that leads to I-495 (2.5 miles) and I-95 (4.5 miles). The property is also located within one-half mile of University Boulevard, an east/west route that features dining, retail and entertainment options. The Prince George's Plaza Metro station is approximately 2.5 miles to the south, and the College Park Metro station is 3.5 miles to the east. Major employers in the area include The University of Maryland, the shops at Prince George's Plaza Mall and The National Archives and Records Administration College Park.

For more information about the area, please visit:

Prince George's County, MD – <https://www.princegeorgescountymd.gov/>

School Finder – <https://gis.pgcps.org/schoolfinder/findschool2.asp>

IMPROVEMENTS:

Condominium unit with two bedrooms and two bathrooms, located in "The Marylander" Condominium complex. According to public tax records, the condominium complex was constructed in 1968 and the unit contains 1,071 square feet of living area. The unit was recently renovated and features large bedrooms, ample storage space, high end appliances and top-of-the-line window units.

INTERIOR:

- Living room – vinyl tile flooring
- Dining room – vinyl tile flooring
- Kitchen – vinyl tile flooring, stainless steel Samsung appliances, stone countertops, new wood cabinets
- Bedroom – vinyl tile flooring
- Hall bathroom – ceramic tile flooring with new vanity
- Primary bedroom – vinyl tile flooring with two large closets and en-suite bathroom
- En-suite bathroom – ceramic tile flooring with new vanity

The refrigerator in the kitchen is excluded from the sale.

CONDOMINIUM:

Known as both the Marylander Condominium and Bedford Towne Condominium, amenities include an inground swimming pool, ample parking and on-site management. Monthly condominium fee of \$1,376.92 includes all utilities, forced air heat and air conditioning, common area maintenance, trash removal, water and exterior insurance. A laundry room is located in the building.

The condominium regime is in the process of upgrading the central heating and cooling system for the community. Currently, the building is without heat and air conditioning.

Please see this property's web page to view the Condominium Resale Package:

<https://ajbillig.com/auction/7969-riggs-road-unit-7/>

TITLE:

In fee simple; sold free and clear of liens. Prince George's County Deed Liber MEA 49907, folio 583

TAXES:

Published annual real estate taxes are \$1,674.78 based on a full value assessment of \$106,000.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$7,500 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, condominium fees 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, and subject to the Declaration and By-Laws of the Bedford Towne Condominium Association. 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 any right of rescission under the Maryland Condominium Act, having reviewed all applicable documents prior to bidding on the property. 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.

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

<https://ajbillig.com/auction/7969-riggs-road-unit-7/>