



**BUY IT NOW**

**SETON HILL**

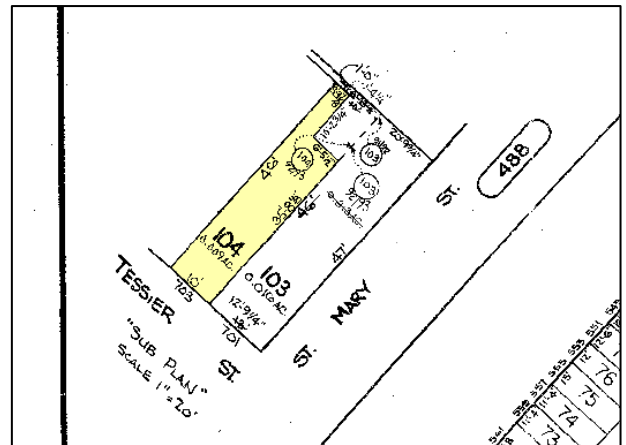
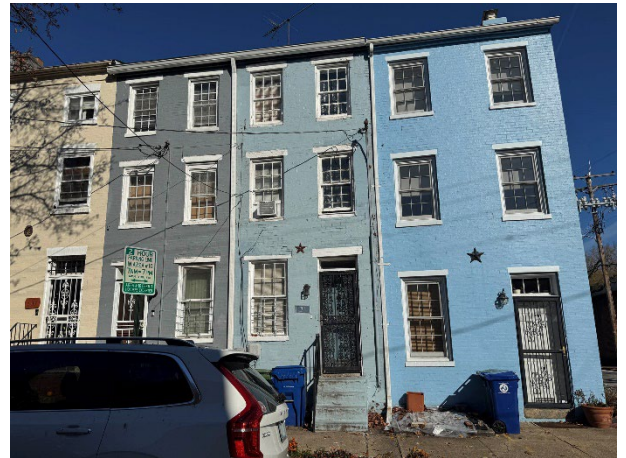
**THREE STORY  
TOWNHOME**

– 2 Bedrooms & 1.5 Bathrooms –

Known As:

**703 TESSIER STREET**

Off St. Mary's Street  
Baltimore City, Maryland 21201



**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:**

Three story townhome in an historic neighborhood of Baltimore City. Investors have the choice of doing cosmetic upgrades and renting the home or doing a more comprehensive renovation and reselling the house. Surrounded by museums, parks and major employers, this property will be coveted by both renters and homeowners.

#### **LOCATION:**

703 Tessier Street is located in the Seton Hill neighborhood in downtown Baltimore. Seton Hill is an historic neighborhood situated immediately west of Mount Vernon. The neighborhood is a perfect home for students and staff alike at the University of Maryland Baltimore and University of Baltimore. It is also ideally situated for young professionals and families, as the nightlife and cultural excitement of Mount Vernon are just a close walk to the east. The home is located within minutes of Lexington Market (0.3 mile), The Walters Art Museum (0.5 mile) and the Inner Harbor (1.3 miles). Commuters can take advantage of Route 40 (0.1 mile) for east/west travel and Martin Luther King Jr. Boulevard (0.4 mile) for north/south travel. Major employers in the area include University of Maryland Baltimore, University of Maryland Medical Center and The University of Baltimore.

For more information, please see:

Seton Hill – <https://livebaltimore.com/neighborhoods/seton-hill/>

#### **SITE:**

Rectangular lot – believed to be 10' x 46', according to the plat

Fenced rear yard

Zoning R-8, residential

All public utilities

## **IMPROVEMENTS:**

Three story inside group townhome, constructed in 1920, containing 1,050 square feet of living area and 350 square feet of basement space. The home was previously rented and requires cosmetic renovation for a new tenant. Vacant.

### **EXTERIOR:**

- Brick facade
- Flat built up roof
- Mixed windows – wood and vinyl
- Flat roof

### **INTERIOR:**

#### First floor

Living room – hardwood flooring with fireplace

Dining room – hardwood flooring

Kitchen – hardwood flooring

#### Second floor

Bedroom – hardwood and vinyl flooring

#### Third floor

Bedroom – hardwood and vinyl flooring

En suite bathroom – vinyl flooring  
Patio

#### Basement

Unfinished

Flush

Washer/dryer area with utility sink

200 amp electrical service

Gas water heater 40 gallon

Gas forced air heat with central air conditioning

## **TITLE:**

In fee simple; Sold free and clear of all liens. Baltimore City Deed Book MB 20853, folio 321.

## **TAXES:**

Published annual real estate taxes are \$2,676.24, based on a full value assessment of \$113,400.

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 \$10,000 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.

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

<https://ajbillig.com/auction/703-tessier-street/>