

AJ BILLIG

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BUY IT NOW

CATONSVILLE MANOR

**0.687 ± ACRE
RESIDENTIAL ASSEMBLAGE**

To Be Sold as an Entirety Only

Known As:

CARROLL STREET

Lots 13-17 & 21-23, Block 6, Plat 1

Near Dorchester Avenue

Baltimore County, Maryland, 21207



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:

Unimproved residential assemblage consisting of 8 adjoining lots. The wooded lots are located on an unpaved portion of Carroll Street between Dorchester Avenue and Kent Avenue. Baltimore City is within one mile and Howard County within 3.5 miles, making commuting convenient to residents. Baltimore National Pike, within a half mile, offers a variety of grocery stores, retail shops and many restaurants. The auction provides an opportunity to purchase a large unimproved residential assemblage with some development approvals in place.

LOCATION:

The lots are situated in the Catonsville Manor subdivision of western Baltimore County, east of Johnnycake Road, north of Ingleside Avenue and south of I-70. Neighborhood housing is a mixture of detached single family homes and townhomes. The area is convenient to I-70 and I-695. Local parks are in abundance with both Leakin Park in the City and Patapsco Valley State Park in the County located close by. Employment centers and shopping are nearby on US-40 and Security Boulevard. According to the Baltimore County government website, nearby public schools are Johnnycake Elementary, Southwest Academy Middle and Woodlawn High.

For more information about the area, please visit:

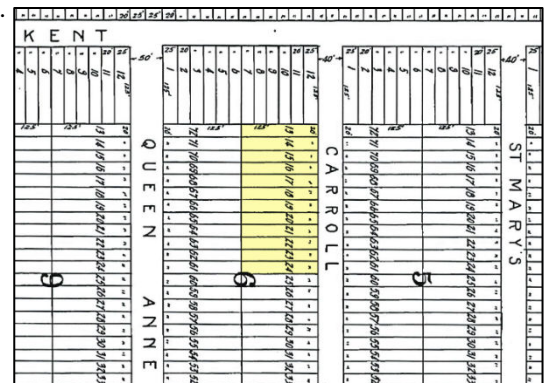
Baltimore County Government – <https://www.baltimorecountymd.gov/>

Baltimore County Public Schools – <https://www.bcps.org/schools>

SITE:

Eight adjoining lots, situated on Carroll St. between Dorchester Ave. and Kent Ave.

Address	Lot Size	Acreage ±
Lot 13. Baltimore County Tax ID: 0104000471	20' x 125'	0.057
Lot 14. Baltimore County Tax ID: 0104000472	20' x 125'	0.057
Lot 15. Baltimore County Tax ID: 0104000473	20' x 125'	0.057
Lot 16. Baltimore County Tax ID: 0104000474	20' x 125'	0.057
Lot 17-20. Baltimore County Tax ID: 0104000486	80' x 125'	0.230
Lot 21. Baltimore County Tax ID: 0104000490	20' x 125'	0.057
Lot 22. Baltimore County Tax ID: 0104000487	20' x 125'	0.057
Lot 23-24. Baltimore County Tax ID: 0104000504	40' x 125'	0.115
TOTAL	240' x 125'	0.687 Acres



SITE (continued):

Wooded lots with a portion of Dead Run Branch cutting through them

Zoning DR 5.5, residential 5.5 units per acre

Public utilities are in the adjoining properties.

Please see this property's web page to view the Plat, Flood Map, and Topo Map:

<https://ajbillig.com/auction/carroll-street-assemblage/>

DEVELOPMENT DOCUMENTS:

A petition to open a previously planned but unopened section of Carroll Street has been filed with Baltimore County and approved. There are approved plans for water, sewer, and storm drain access to four proposed detached single family homes.

Please see this property's web page to view the Petition for Road Opening for Carroll Street, Approved Storm Drain Plan, Approved Road Plan, Approved Water Plan, Approved Sewer Plan, and Concept Plan:

<https://ajbillig.com/auction/carroll-street-assemblage/>

TITLE:

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

Baltimore County Deed Book JLE Liber 35419, folio 400

Baltimore County Deed Book JLE Liber 30470, folio 443

Baltimore County Deed Book JLE Liber 32839, folio 443

Baltimore County Deed Book JLE Liber 30470, folio 450

TAXES:

Current annual real estate taxes are:

Address	Assessment	Taxes
Lot 13. Baltimore County Tax ID: 0104000471	\$ 800	\$9.61
Lot 14. Baltimore County Tax ID: 0104000472	\$ 800	\$9.61
Lot 15. Baltimore County Tax ID: 0104000473	\$ 800	\$9.61
Lot 16. Baltimore County Tax ID: 0104000474	\$ 800	\$9.61
Lot 17-20. Baltimore County Tax ID: 0104000486	\$ 59,833	\$718.59
Lot 21. Baltimore County Tax ID: 0104000490	\$ 800	\$9.61
Lot 22. Baltimore County Tax ID: 0104000487	\$ 800	\$9.61
Lot 23-24. Baltimore County Tax ID: 0104000504	\$ 57,433	\$689.76
TOTAL	\$122,066	\$1,466.01

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$5,000 deposit, or 10% of the purchase price, whichever is greater, payable by wire transfer or cashier's check, 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. The purchaser waives and releases the Seller, their Attorneys, 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. 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 6% buyer's premium, subject to a minimum of \$3,000, will be added to the final bid price.

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

<https://ajbillig.com/auction/carroll-street-assemblage/>