



BUY IT NOW

**BALTIMORE COUNTY
WATERFRONT PROPERTY**

Existing Home & Garage – Raze or Rehabilitate
0.2± Acre • 50'± Waterfront

Known As:

4327 SHORE ROAD

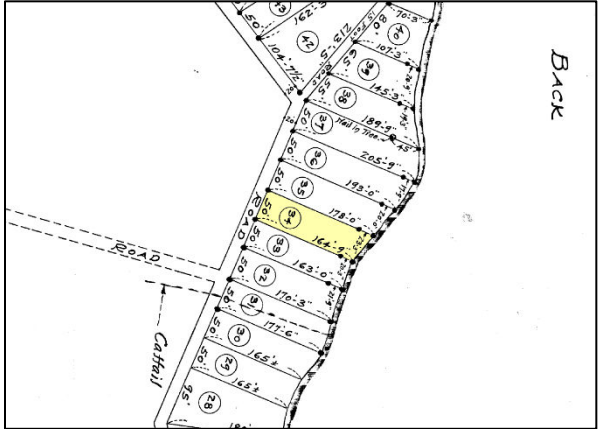
Near Morse Lane
Sparrow's Point, Baltimore Co., Maryland 21219



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:

Owner's sale of an improved waterfront property near Todd Point in eastern Baltimore County. Fronting approximately 50' on the Back River, and with excellent views, the site makes an excellent renovation or new construction opportunity. The exceedingly convenient location has immediate access to the Chesapeake Bay from the water (4 mi.), and the Baltimore Beltway (I-695) via car or truck (1 mi.). The property offers an excellent opportunity for both intended owner occupants or investors.



LOCATION:

4327 Shore Road is located in the Merritt Shores subdivision in eastern Baltimore County just north of Todd Point. The surrounding area is generally referred to as Sparrow's Point or Edgemere, and is situated between the Back River and Baltimore Beltway. Merritt Shores is a small 100 year old subdivision comprising approximately 30 properties fronting along the Back River, including Tiki Lee's Dock Bar a short distance north.

Access to the Beltway is just one mile south along North Point Boulevard. The Back River opens to the Chesapeake Bay approximately 4 miles east of the property. The waterfront location provides extensive opportunities for maritime recreation, with extensive options for fishing, crabbing, dock bars and restaurants within a short ride. Inland, North Point Boulevard provides great access to shopping and dining. A number of major employment centers are also nearby or easily accessible, including the extensive development around Trade Point Atlantic 2 miles south.

According to the Baltimore County Public Schools website, nearby schools are Edgemere Elementary, Sparrows Point Middle and 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:

Lot size – 0.196 acre, more or less, according to public tax records

The lot fronts 50' on Shore Road, with depths of approximately 165' and 178', with slightly over 50' of frontage on the Back River.

All public utilities.

The front of the property (along the water) appears to be in a Zone AE (EL 7) flood zone. The home and garage do not appear to be in a flood zone.

Please see this property's web page to view the Plat and FEMA Flood Map: <https://ajbillig.com/auction/4327-shore-road/>

IMPROVEMENTS:

Single family home and detached garage. According to public tax records, the home was constructed in 1934, containing 768 square feet of living area and 768 square feet of basement space. The home and garage require comprehensive renovation, or razing for new construction.

TITLE:

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

TAXES:

Current annual real estate taxes are \$4,630.54 based on a full value tax assessment of \$306,800. Charges include an array of sewer related expenses. See County billing site for more details.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$20,000 deposit, or 10% of the purchase price, whichever is greater, payable by cashier's check or wire, 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 Property will be sold subject to Baltimore 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. A 6% buyer's premium will be added to the final bid price.

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

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