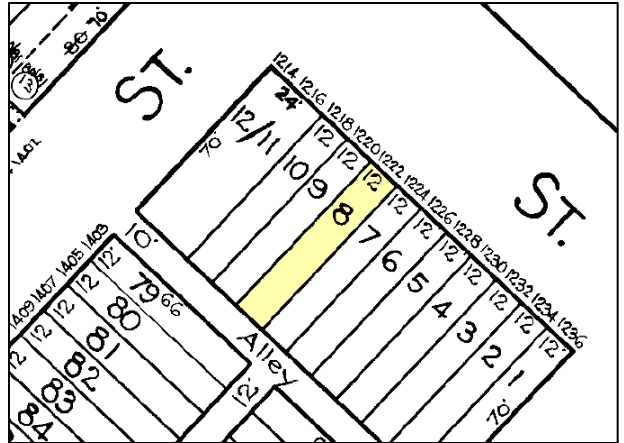


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WASHINGTON VILLAGE/ PIGTOWN

TWO STORY TOWNHOME

Known As:

1222 BAYARD STREETBetween Ward and Carroll Streets
Baltimore City, Maryland 21230

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 a two story brick townhome in the Washington Village/Pigtown neighborhood of southwest Baltimore City. The property is vacant and ready for updating after many years as a rental, providing an excellent opportunity to renovate for resale, rental or owner-occupancy. Arranged for two bedrooms and one bathroom, the home is well located near Downtown Baltimore, the Stadium Complex, University of Maryland Medical Center and major commuter routes. Full terms of sale below.

LOCATION:

1222 Bayard Street is located in the Washington Village/Pigtown neighborhood of southwest Baltimore City. Surrounding neighborhoods include Ridgely's Delight, Union Square and Hollins Market. Getting its name from the butcher shops and meat packing plants that used to populate the area, Pigtown/Washington Village has been regarded as one of Baltimore's most promising neighborhoods due to its proximity to major highways, the University of Maryland Medical Center and downtown attractions. Residents of the area can take advantage of the Pigtown/Washington Village main street, on Washington Boulevard, that has many shops, restaurants and entertainment venues. The property enjoys excellent proximity to the Stadium Complex and Warner Street Entertainment District, while also retaining its South Baltimore neighborhood charm. Nearby attractions include M&T Bank Stadium, Oriole Park at Camden Yards, the Horseshoe Casino, multiple breweries and Top Golf. Major employers in the area include University of Maryland Medical Center, University of Maryland, Baltimore, Horseshoe Casino and many more.

For more information about the area, please visit:

Washington Village Pigtown – <https://livebaltimore.com/neighborhoods/washington-village-pigtown/>

Pigtown Main Street – <https://www.pigtownmainstreet.org/>

School Profiles – <https://www.baltimorecityschools.org/schools>

SITE:

Rectangular lot – 12' x 70', more or less
Zoning R-8, residential
oFenced rear yard
All public utilities

IMPROVEMENTS:

Two story brick inside group townhome, constructed in 1875, containing 864 square feet of living area and 432 square feet of basement space, according to public tax records. The home was previously used as a rental for many years, is currently vacant, requires renovation, and is arranged as follows:

EXTERIOR:

Brick facade
Vinyl replacement windows
Flat built-up roof

INTERIOR:

First floor:	Second floor:	Basement/Mechanical:
Living room – vinyl flooring	Bedroom #1 – carpet with ceiling fan	Unfinished Basement
Dining room – vinyl flooring	Bedroom #2 – carpet with ceiling fan	Gas fired forced air heat
Kitchen – vinyl flooring – exit to rear yard	Full Bathroom – vinyl tile flooring	40 gallon gas water heater
		100 AMP electrical circuit

TITLE:

Subject to a \$96 annual ground rent payable in semi-annual installments on 3/1 & 9/1; Sold free and clear of all liens. Baltimore City Deed Book LGA 17047, page 307.

TAXES:

Published annual real estate taxes are \$1,902.16, based on a full value assessment of \$80,600.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$5,000 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. A 6% buyer's premium will be added to the final bid price. Subject to a minimum fee of \$3,000.

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

<https://ajbillig.com/auction/1222-bayard-street>