



BUY IT NOW

HALETHORPE
"Arbour Manor"

PORCHFRONT TOWNHOME

3 Bedrooms • 1.5 Baths

Known As

1204 ELM ROAD

Opposite Arbour Manor Park
Baltimore County, MD 21227



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:

1204 Elm Road is a well-kept two story townhome, currently rented for \$1,650 per month. The tenant will be vacating at the end of October. The tenant has expressed an interest to stay at an increased rental. The home is MDE registered with a full risk reduction for lead and has a Baltimore County rental license. Updates include a new roof (2024) and replacement windows (2023).

LOCATION:

Arbour Manor is situated in the Halethorpe/Arbutus area of southwestern Baltimore County, west of US-1 and north of I-95. Homes in the neighborhood are primarily well-kept, two story brick townhouses, built in the 1950s. Neighborhood restaurants and shops are within walking distance. Arbour Manor Park and playground are opposite the home. According to the Baltimore County government website, nearby public schools are Relay Elementary, Arbutus Middle and Lansdowne High. The home is close to UMBC, I-95, I-695 and US-1.

SITE:

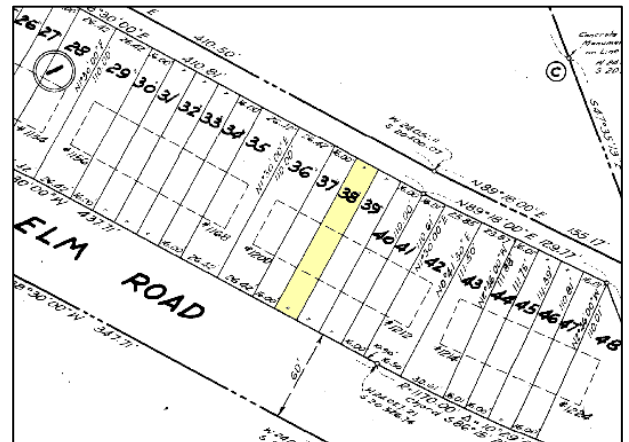
Rectangular lot 16' x 110'

Zoning DR 10.5, residential

Public utilities

Fenced rear yard, with space for a parking pad with alley access

Rear concrete patio



IMPROVEMENTS:

Two Story Brick Inside-Group Townhome, built in 1953, containing 1,024 square feet of living area and 512 square feet of basement space. The home has a covered front porch, rear metal porch, architectural shingle roof, double-hung replacement windows and full concrete block foundation.

First Floor

- Foyer – ceramic tile
- Living Room – carpeting over wood floor, coat closet
- Dining Room – carpeting over wood floor, ceiling fan
- Kitchen – vinyl floor, wood cabinets, laminate counters, gas range/oven, refrigerator, exit to rear porch and yard

Second Floor

- 3 Bedrooms – carpeting over wood floors, ceiling fans
- Full Bathroom – ceramic tile
- Linen Closet

Basement

- Family Room – carpeting
- Toilet Room – vinyl floor
- Laundry – vinyl floor, utility sink, washer, dryer, outside exit
- Utility Room

Mechanical – gas hot water baseboard heat, gas water heater, circuit breakers

TITLE:

The property is in fee simple and sold free and clear of liens. Baltimore County Deed Book JLE 33145, Page 481.

TAXES:

Published annual real estate taxes are \$2,470, based on a full value assessment of \$217,800.

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 \$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 additional 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. All adjustments, including rents, 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 settlement and assumed thereafter by the purchaser. The property will be sold in "AS IS, WHERE IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, and the rights of the existing tenant, if any. No adjustment to the purchase price will be made due to any variance in lot size, including that which might be shown by a physical survey of the property. Purchaser assumes the risk of loss from the date of contract forward. 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 5% buyers premium will be added to the high bid and becomes part of the contract price.

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

<https://ajbillig.com/auction/1204-elm-road/>