

AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 

ajbillig.com



REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding

\$400,000 Opening Bid

KINGSVILLE Baltimore County

COLONIAL HOME

6,182 Sq. Ft · 4 Bedrooms · 3.5 Bathrooms –
Detached Home Office

Known As

4 COUNTRY HILL COURT

Off Harford Road
Baltimore County, MD 21087

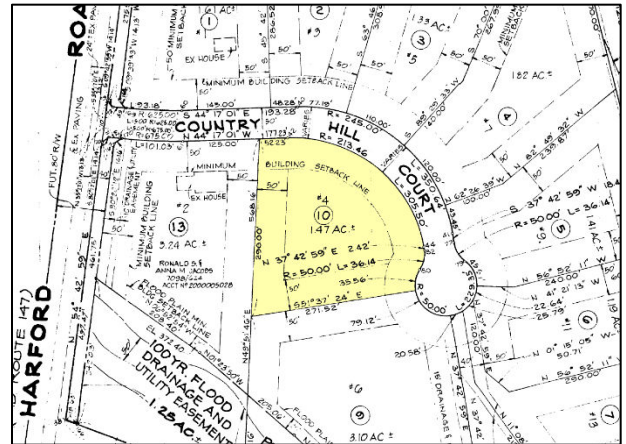
ONLINE BIDDING OPENS

WEDNESDAY, OCTOBER 14, 2026

LIVE ONSITE AUCTION

FRIDAY, OCTOBER 16, 2026

AT 12:00 P.M.



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:

Executive brick Colonial home with detached home office on 1.47± acres. The home features 4 bedrooms, 3.5 bathrooms, 2 fireplaces, expansive primary suite, attached garage, and mature landscaping. Detached home office has potential to be converted into an Accessory Dwelling Unit. The home has been meticulously maintained by the owner since it was constructed.

The auction presents a unique opportunity to acquire a property that combines the presence of a showcase home with the functionality of a work from home space. All bidders are required to present a \$50,000 cashier's check deposit at the auction. Online bidders must submit the required \$50,000 deposit prior to participating in the online auction. Full terms of sale below.

LOCATION:

4 Country Hill Court is located in the Kingsville area of northeastern Baltimore County. Nearby communities include Fork, Hydes, and Bel Air. Known for its natural rural beauty, historic properties, and proximity to Gunpowder Falls State Park, Kingsville provides a tranquil residential setting while remaining conveniently connected to major employment centers and surrounding communities. Access to I-95, I-695, U.S. Route 1, and Bel Air provides an easy connection to Baltimore, White Marsh, Harford County, and beyond. Boordy Vineyards, Eagle's Nest Country Club, several restaurants, retail, grocery, and other entertainment options are within a short drive away. According to the Baltimore County public school's locator, the area public schools include Kingsville Elementary School, Perry Hall Middle School and Perry Hall High School. Local independent and parochial schools are in the area.

For more information about the area, please visit:

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

Baltimore County School Locator – <https://experience.arcgis.com/experience/7e5dc3b13cba402fb357c68a551f65fd>

Gunpowder State Park – <https://dnr.maryland.gov/publiclands/pages/central/gunpowder.aspx>

SITE:

Lot size: 1.47 ± Acres

Mature landscaping consisting of thoughtfully designed flowering azaleas, magnolia trees, established evergreens, ornamental trees, and manicured foundation beds.

Detached home office

Asphalt driveway for 10+ vehicles

Serviced by private well and septic. Please see this auction's web page to view the Well and Septic Reports: <https://qjbillig.com/auction/4-country-hill-court/>

The property is zoned RC-5.

Purchasers to conduct their own due diligence regarding approvals for office unit or conversion to accessory dwelling unit.

IMPROVEMENTS:

Two story brick Colonial home constructed in 1988 containing 4,259 square feet of living area and 1,923 square feet of basement space, according to public tax records. One and one-half story brick detached home office with roll-up door, containing 620 square feet of space, according to public tax records. New roof installed in 2019 for both house and office. Flood occurred in the basement but has since been cleaned and remediated. Home office has potential to be converted into an accessory dwelling unit.

COLONIAL HOME:

EXTERIOR:

Brick siding

Asphalt shingle roof

Aluminum gutters

Mixed vinyl and wooden windows

Rear wood deck with storage shed underneath

Expansive one car garage with office and work area

INTERIOR:

First floor

Two story entry foyer with tile flooring, chandelier and coat closet

Half bathroom off foyer with tile flooring

Sunken living room with bump out, multiple windows, and carpeting

Dining room with French doors to rear deck, built-ins, and carpeting

Eat-in kitchen with walk-in pantry, wood block island, stone countertops, wood cabinets and wood floors. GE Appliances. Walkout to rear deck.

Expansive family room with wet bar, wood-burning fireplace, bay window, ceiling fan, recessed lighting and hardwood floors

Laundry room with Maytag washer dryer set and utility sink

Basement

Renovation required

Billiards area with tile flooring and walkout to rear yard

Bar area plumbed for sink

Kitchen area plumbed for sink and dishwasher

Entertainment area

Full bathroom

Unfinished storage and mechanical room

Detached Home Office

Brick exterior, vinyl windows, breezeway attached to main house, roll-up door.

Arranged for large living or office area, two rooms, kitchenette and half bathroom. Independent heating and cooling system.

Large rear porch.

Second floor

Hall area with hardwood flooring and closets

Bedroom with carpet and ceiling fan

Bedroom with carpet

Bedroom with carpet

Full hall bathroom with towel closet and tub

Primary suite with vaulted ceilings, bay window, two ceiling fans, wood-burning fireplace, built-ins, and hardwood flooring.

Walk-in closet with carpet and changing room attached

En-suite bathroom with tile flooring, jetted tub, shower, and double vanity

Mechanicals

Multi-zone geo-thermal heating and cooling

Oil back-up heater with 2 oil tanks

Water treatment and softener system

Electric water heater

200 Amp electrical circuit

Sump pump

TITLE:

Fee simple. Baltimore County Deed Book Liber 51318, folio 17.

TAXES:

Published annual real estate taxes are \$7,991.93 based on a full value assessment of \$659,400

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – a \$50,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price by 12:00 P.M. Monday, October 19, 2026, at the Auctioneer's office.

Online Auction Bidders – A \$50,000 deposit, payable by cashier's check or wire transfer, is due prior to the start of the live auction. The deposit will be held in escrow and retained from the high bidder or returned by the next business day. If necessitated by price, the deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 12:00 P.M. on Monday, October 19, 2026. Please see this auction's web page for the Escrow Agreement:

<https://ajbillig.com/auction/4-country-hill-court/>

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. 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, WHERE IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, if any. 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 will be added to the final bid price.

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

<https://ajbillig.com/auction/4-country-hill-court/>



Sale in Collaboration with Kelly Schuit of Kelly + Co. Realty



PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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INSTRUCTIONS FOR ONLINE AUCTIONS

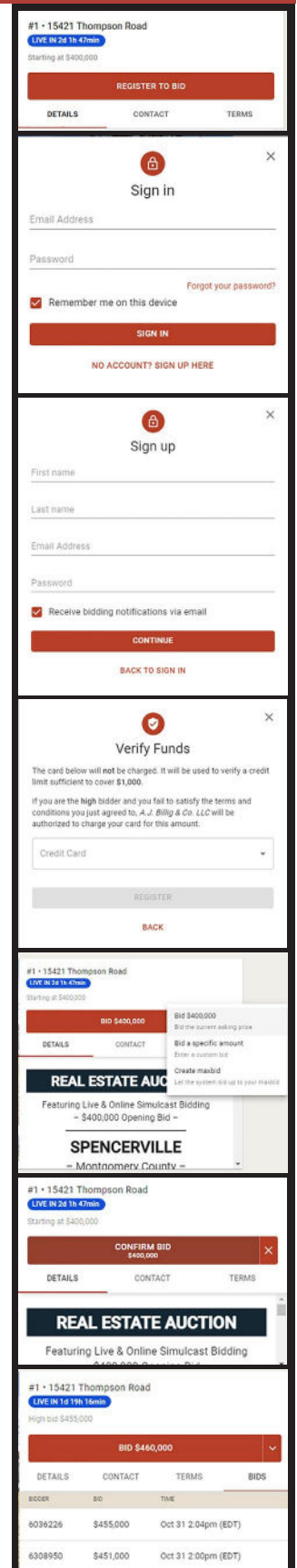
REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
 - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
 - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.



#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

REGISTER TO BID

DETAILS CONTACT TERMS

Sign in

Email Address

Password

☒ Remember me on this device

Forgot your password?

SIGN IN

NO ACCOUNT? SIGN UP HERE

Sign up

First name

Last name

Email Address

Password

☒ Receive bidding notifications via email

CONTINUE

BACK TO SIGN IN

Verify Funds

The card below will not be charged. It will be used to verify a credit limit sufficient to cover \$1,000.

If you are the high bidder and you fail to satisfy the terms and conditions you just agreed to, A.J. Billig & Co. LLC will be authorized to charge your card for this amount.

Credit Card

REGISTER

BACK

#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

BID \$400,000

Bid the current asking price

Bid a specific amount

Enter a custom bid

Create maxbid

Let the system bid up to your maxbid

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding

~ \$400,000 Opening Bid ~

SPENCERVILLE

Montgomery County

#1 • 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

CONFIRM BID \$400,000

DETAILS CONTACT TERMS

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding

High bid \$455,000

BID \$460,000

DETAILS CONTACT TERMS BIDS

BIDDER	BID	TIME
6036226	\$455,000	Oct 31 2:04pm (EDT)
6308950	\$451,000	Oct 31 2:00pm (EDT)