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BUY IT NOW



BELAIR – EDISON

TWO STORY TOWNHOME

– Renovation Required –

Known As

3409 DUDLEY AVENUE

Baltimore City, MD 21213



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.

LOCATION:

3409 Dudley Avenue is located in the Belair-Edison neighborhood of Baltimore City. Surrounding neighborhoods include Mayfield, Parkside and Frankford. As described by LiveBaltimore.com, "Belair-Edison in Northeast Baltimore is nestled between multiple green spaces. The 300-acre Herring Run Park runs along its north side, Lake Montebello to the west and Clifton Park to the southwest. The neighborhood contains more than 6,900 porch-front, park-front and detached homes, many with yards and off-street parking. Belair-Edison is home to a revitalizing business district along Belair Road and Erdman Avenue, shopping centers and a micro-brewery." Commuting to Baltimore City and surrounding areas is convenient with Belair Road being a major thoroughfare for north/south traffic, Moravia Road for east/west traffic and I-95 within 2.5 miles. Major employers nearby include Johns Hopkins East Baltimore and Bayview Campuses, as well as those in the Orangeville, I-95 and I-895 corridors.

For more information about the area, please visit:
Baltimore CityView Map –
https://experience.arcgis.com/experience/065cf51484e045a09647a05299e4eb20/page/CityView

SITE:

Lot size – 15'4" x 105'

Alley access

Fenced rear yard

R-7 Residential Zoning, single family dwelling

All public utilities

IMPROVEMENTS:

Two story inside group brick townhome, constructed in 1930, containing 1,188 square feet of living area and 297 square feet of basement space, according to public tax records. The property is vacant and will require cosmetic rehab.

EXTERIOR:

Brick facade
Vinyl replacement windows
Flat built-up roof

INTERIOR:

First floor
Living room – hardwood flooring
Dining room – hardwood flooring
Eat-in Kitchen – vinyl flooring

Second floor
Bedroom – hardwood flooring with ceiling fan
Bedroom – hardwood flooring with ceiling fan
Bedroom – hardwood flooring with ceiling fan
Bathroom – tile flooring

Basement
Partially finished
Washer/dryer area with utility sink
Room
Half bathroom
Mechanical room

Mechanicals
100 AMP electrical service
Gas boiler for radiators
40 gallon gas water heater

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Published annual real estate taxes are approximately $2,612.52, based on a full value assessment of $110,700.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.
A $7,500 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. 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 5% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos and sample contract:
https://ajbillig.com/auction/3409-dudley-avenue/