

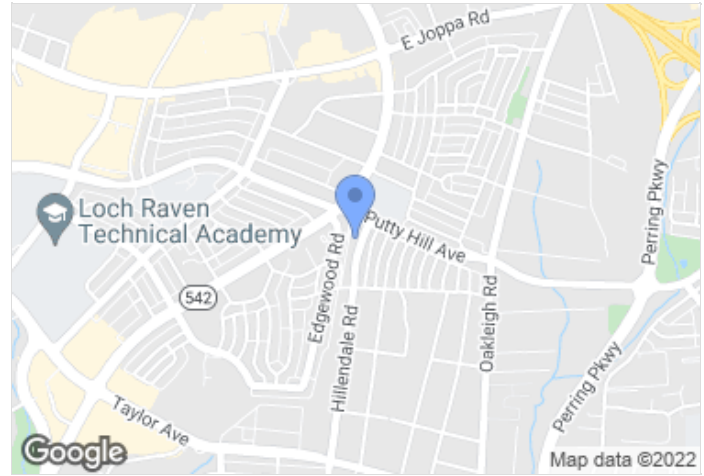
Agent Full

8358 Hillendale Rd, Parkville, MD 21234

Pending

Residential

\$195,500



Recent Change: 03/15/2022 : Pending : ACT->PND

MLS #: MDDB2027936
 Tax ID #: 04090903472800
 Ownership Interest: Ground Rent
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Furnished: No
 Waterfront: No
 Garage: No

Beds: 2
 Baths: 1 / 1
 Above Grade Fin SQFT: 896 / Assessor
 Assessor AbvGrd Fin SQFT: 896
 Price / Sq Ft: 218.19
 Year Built: 1952
 Property Condition: Excellent, Very Good
 Style: Colonial
 Central Air: Yes
 Basement: Yes

Location

County: Baltimore, MD
 In City Limits: No
 Legal Subdivision: LOCH RAVEN HEIGHTS
 Subdiv / Neigh: LOCH RAVEN HEIGHTS
 Transportation: Bus Stop less than 1 mile

School District: Baltimore County Public Schools
 High School: Loch Raven
 Middle/Junior School: Pine Grove
 Elementary School: Pleasant Plains
 Election District: 9

Association / Community Info

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$1,995 / 2022
 County Tax: \$1,568 / Annually
 Clean Green Assess: No
 Municipal Trash: Yes
 Loss Mitigation Fee: No
 Agricultural Tax Due: No
 Zoning: R

Tax Assessed Value: \$132,200 / 2022
 Imprv. Assessed Value: \$74,200
 Land Assessed Value: \$58,000
 Special Assmt: \$427.00
 Historic: No
 Land Use Code: 010

Rooms

Primary Bedroom: Upper 1 10 x 12
 Bedroom 1: Upper 1 15 x 10

	Bed	Bath
Upper 1	2	1 Full
Lower 1		1 Half

Building Info

Above Grade Fin SQFT: 896 / Assessor
 Below Grade Fin SQFT: 224 / Assessor
 Total Below Grade SQFT: 448 / Assessor
 Total Fin SQFT: 1,120 / Assessor
 Tax Total Fin SQFT: 1,120
 Total SQFT: 1,344 / Assessor
 Wall & Ceiling Types: Dry Wall, Plaster Walls
 Foundation Details: Slab
 Basement Type: Connecting Stairway, Daylight, Partial, Fully Finished, Interior Access, Outside Entrance, Rear Entrance, Shelving, Walkout Stairs, Windows

Main Entrance Orientation: East
 Construction Materials: Brick
 Below Grade Unfin SQFT: 224 / Assessor
 Flooring Type: Vinyl, Wood
 Roof: Asphalt

Lot

Lot Acres / SQFT: 0.05a / 2144sf / Assessor

Lot Features: Interior

Ground Rent

Ground Rent Exists: Yes
Ground Rent Amount: \$84 / Semi-Annually

Parking

Total Parking Spaces: Unknown Features: On Street, Other Parking

Interior Features

Interior Features: Combination Kitchen/Dining, Family Room Off Kitchen, Kitchen - Eat-In, Tub Shower, Wood Floors; No Fireplace; Cooktop, Dryer - Gas, Oven/Range - Gas, Refrigerator, Washer, Water Heater; Accessibility Features: Other; Window Features: Energy Efficient; Basement Laundry

Exterior Features

Exterior Features: Exterior Lighting, Flood Lights, Other, Sidewalks; Pool: No Pool

Utilities

Utilities: Cable TV, Natural Gas Available; Ceiling Fan(s), Central A/C; Cooling Fuel: Electric; Electric Service: 220 Volts; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer; Internet Services: Cable

Remarks

Office: JUST REDUCED FOR QUICK SALE, THIS WELL BUILT AND MAINTAINED BRICK INSIDE UNIT TOWNHOUSE, LOCATED ON QUIET TREE LINED STREET, BEAUTIFUL HARDWOOD FLOORS THROUGH OUT. FRESHLY PAINTED THROUGH-OUT, REAR PARKING PAD LEADS TO BACK ENTRANCE, FINISHED BASEMENT WITH HALF BATH INCLUDES LAUNDRY RM. REAR DOOR TO BACKYARD. A MUST TO SEE! EASY TO SHOW! CALL LISTING AGENT FOR SHOWING INSTRUCTION. SELLERS HIGHLY MOTIVATED!


Agent: JJUST REDUCED FOR QUICK SALE, THIS WELL BUILT BRICK INSIDE UNIT TOWNHOUSE, LOCATED ON QUIET TREE LINED STREET, BEAUTIFUL HARDWOOD FLOORS THROUGH OUT. FRESHLY PAINTED THROUGH-OUT, REAR PARKING PAD LEADS TO BACK ENTRANCE, FINISHED BASEMENT WITH HALF BATH INCLUDES LAUNDRY RM OPENS TO BACKYARD. A MUST TO SEE. EASY TO SHOW. CALL LISTING AGENT FOR SHOWING INSTRUCTION. SELLERS HIGHLY MOTIVATED!

Public: JUST REDUCED FOR QUICK SALE, THIS WELL BUILT BRICK INSIDE UNIT TOWNHOUSE, LOCATED ON QUIET TREE LINED STREET, BEAUTIFUL HARDWOOD FLOORS THROUGH OUT. FRESHLY PAINTED THROUGH-OUT, REAR PARKING PAD LEADS TO BACK ENTRANCE, FINISHED BASEMENT WITH HALF BATH INCLUDES LAUNDRY RM OPENS TO BACKYARD. A MUST TO SEE. EASY TO SHOW. CALL LISTING AGENT FOR SHOWING INSTRUCTION.....SELLERS HIGHLY MOTIVATED!!!!

Listing Office

Listing Agent: [John Unitas](#) (3264002) (Lic# 576619) (410) 456-6785
Listing Agent Email: ju@unitashomes.com
Broker of Record: John Unitas (3264002) [Click for License](#)
Listing Office: [Unitas Realty LLC](#) (UNIT1) (Lic# Unknown)
PO Box 9682, Baldwin, MD 21013
Office Phone: (410) 456-6785 Office Fax: (410) 592-6538

Showing

Appointment Phone: (410) 456-6785  - Schedule a showing
Showing Contact: Showing Contact 1
Contact Name: John Unitas, Jr. Lock Box Type: SentiLock
Showing Requirements: Call First, Call First - Showing Contact, Lockbox-SentriLock, See Remarks Lock Box Location: Front porch railing
Showing Method: In-Person Only
Directions: FROM 695 TRAVEL SOUTH ON LOCH RAVEN BLVD., THEN EAST ON PUTTY HILL AT THE LIGHT, THEN, QUICK RIGHT AT FIRST STREET---8358 HILLENDALE--HOUSE ON RIGHT.

Compensation

Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 2.5% Of Gross
Compensation Rmks: WELL MAINTAINED BRICK INSIDE UNIT TOWNHOUSE, LOCATED ON QUIET TREE LINED STREET, BEAUTIFUL HARDWOOD FLOORS THROUGH OUT. PAINTED THRU-OUT, REAR PARKING PAD LEADS TO BACK ENTRANCE, FINISHED BASEMENT WITH LAUNDRY RM OPENS TO BACKYARD. A MUST TO SEE. Dual/Var Comm: No

Listing Details

Original Price: \$205,500 Previous List Price: \$205,500
Vacation Rental: No Owner Name: Janice J. Canavan & Wayne E. Conger
Listing Agrmnt Type: Exclusive Right DOM / CDOM: 21 / 21
Prospects Excluded: No Listing Terms: As is Condition
Listing Service Type: Full Service Original MLS Name: BRIGHT
Dual Agency: No Off Market Date: 03/15/22
Sale Type: Standard Expiration Date: 02/21/23
Listing Term Begins: 02/23/2022 Lease Considered: No

Listing Entry Date: 02/23/2022
Possession: Immediate
Federal Flood Zone: No
Disclosures: Prop Disclaimer

Home Warranty: No
Pets Allowed: Yes
Pet Restrictions: No Pet Restrictions

Sale/Lease Contract

Sell Team Name: [HomeFusion sales/staging](#)
Selling Agent: [Sarah London](#) (3297218) (Lic# 681699)
Selling Agent Email: sarah.london@homefusionsales.com
Selling Office: [Cummings & Co. Realtors](#) (CCRL1) (Lic# 579890)
Responsible Broker: David Cummings (85415) (Lic# 579890-MD)
2314 Boston St, Baltimore, MD 21224-3601
Office Phone: (410) 823-0033
Selling Office Email: realtor@cummingsrealtors.com
Co-Selling Agent: [Paul Stagg](#) (3043160) (Lic# Unknown)
Agreement of Sale Dt: 03/15/22

(443) 377-3820

Close Date: 04/22/22
Last List Price: \$195,500.00

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