

**STATUS: ACTIVE**      List Type: Excl. Right      Ownership: Fee Simple, Sale      **LIST PRICE: \$275,000**  
 Auction: No      Transaction Type: Standard Sale  
 Leg. Sub:      HOA FEE: /      ADC Map: 43J1  
 Adv. Sub: CANTON      Other Fee: /      GROUND RENT:  
 Lot AC/SF: 0.00/0      Lot/Block/Square: 008/6448      TAXES: \$4,720      Area:  
 #Lvs: 3      #Fpls: 0      Style: Other      Tax Year: 2012      Age: 100  
 Main Entrance:      Type: Attach/Row Hse      Tax ID #: 0326066448 008      Year Built: 1913  
 Tax Map:      TH Type: Interior      Model:      Finished SF: 0  
 Parcel:      Liber:      Folio:      Tax Living Area: 1,720

	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
<b>BR:</b>	3	0	3	0	0	0	ES:
<b>FB:</b>	1	0	1	0	0	0	MS:
<b>HB:</b>	1	1	0	0	0	0	HS:

**Rooms**

Living Room:	29 x 15	Main	Dining Room:	12 x 12	Main	Kitchen:	12 x 12	Main
Bedroom-Third:	13 x 12	Upper 1	Laundry-Kit Lvl:	10 x 12	Main	Bedroom-First:	12 x 15	Upper 1
Bedroom-Second:	12 x 12	Upper 1	Unfinished Bsmt:	34 x 15	Lower 1			

**Basement:** Yes, Daylight, Partial, Windows, Partially Finished, Partial, Connect Stair

**Parking:** Drvwy/Off Str , # Gar/Carpt/Assigned: //  
 Heat: Forced Air, Oil  
 Cool: Ceiling Fan(s), Window Unit(s), None  
 TV/Cable/Comm:  
 Hot Water: Natural Gas  
 Water/Sewer/Septic: Public/Public Sewer  
 Handicap: None

**INTERIOR:** Style:  
 Appliances:  
 Amenities: Drapery Rods, Drapes/Curtains, FP Mantels, Shades/Blinds, W/W Carpeting  
 Security:  
 Din/Kit: Kit-Table Space  
 Wall/Ceil: Paneled Walls, 9'+ Ceilings  
 Window/Door:

**EXTERIOR:** Brick, , , , , ,

**REMARKS:** This 16 foot wide home with 9 foot ceilings has the potential to be a grand home in Canton! Parking possibility in back. Sold "as is".

**DIRECTIONS:** Eastern or Fleet south on Potomac left on Hudson to 3200 block -OR- Boston or O'Donnell north on Clinton left on Hudson to 3200 block

**Company:** Cummings & Co. Realtors, CCRL1      Office: (410) 675-1550      Fax: (410) 675-1552  
 Listing Agent: TAMMY WASE      LA Office: (410) 522-7932      LA Home: (410) 522-7932  
 Email: homes@TammyWase.com      LA Pager:      LA Cell: (410) 522-7932

**Show Instructions:** Call 1st-Showing Service  
 Owner: ESTATE OF BERNADINE ZIEGEL      Home:      Office:  
 Showing Contact: Call CSS Centralized Showing      Home: (866) 891-7469      Office: (866) 891-7469  
 List Date: **21-Jul-2013**      Orig Price : \$275,000      DOM-MLS: 1      SubComp: 2.75      Dual: Yes  
 Update Date: 21-Jul-2013      Prior Price:      DOM-PROP: 1      BuyComp: 2.75      DesR No  
 Update Type: Other      Front Fee:      Add'l:      VarC: No

**Disclosures:** Expt-disclos/disclaim  
 Documents:  
 Property Condition: As-is condition, Rehab potential  
 Possession: Negotiable, Immediate

