

CR6840298
Residential

Metropolitan Regional Information Systems, Inc
Short Listing

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07-Aug-2008
12:58 pm

4160 GIMLET DR HAMPSTEAD, MD 21074-2582

STATUS: ACTIVE	List Type: Excl. Right	Ownership: Fee Simple, Sale	LIST PRICE: \$359,900
Leg. Sub: NORTH CARROLL FARMS		HOA FEE: 120.00/ Annually	Map Coord: 14H9
Adv. Sub: NORTH CARROLL FAR	Other Fee: /	GROUND RENT:	
Lot AC/SF: 0.19/8,089	Lot/Block/Square: 287/	TAXES: \$4,297	Area:
#Lvl: 2 #Fpls: 1	Style: Colonial	Tax Year: 2008	Age: 5
Main Entrance: Foyer	Type: Detached	Tax ID #: 0708064563	Year Built: 2003
Tax Map:	TH Type:	Model:	Finished SF: 0
	Parcel: 2435	Liber: 45	Folio: 209

	<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>
BR:	4	0	4	0	0	0	ES:
FB:	2	0	2	0	0	0	MS:
HB:	1	1	0	0	0	0	HS:

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Family Rm, Laundry-Kit Lvl

Master Bedroom: 16 x 24 Upper 1	Fifth Bedroom:	Rec Room:	Othr Rm 3:
Master Bedroom 2:	Living Room: 13 x 14 Main	Den:	Foyer:
First Bedroom:	Dining Room: 14 x 14 Main	Library:	Garage:
Second Bedroom: 10 x 11 Upper 1	Kitchen: 15 x 16 Main	Sitting:	Carport:
Third Bedroom: 11 x 14 Upper 1	Breakfast Rm:	Othr Rm:	Unfinished:
Fourth Bedroom: 12 x 12 Upper 1	Family: 14 x 19 Main	Othr Rm 2:	

Basement: Yes, Full, Unfinished, Connect Stair, Outside Entrance, Rear Entrance

Parking: Drvwy/Off Str, Garage Garage Type- Attached, Side Loading Garage,

Gar/Carpt/Assigned: 2/1

Heat: Forced Air, Natural Gas

Cool: Ceiling Fan(s), Central A/C, Electric

TV/Cable/Comm:

Hot Water: Natural Gas

Water/Sewer/Septic: Public/Public Sewer

Handicap: Other

INTERIOR: Style: Floor Plan-Traditional

Appliances: Dishwasher, Disposal, Dryer, Energy Star Appliances, Icemaker, Oven-Self Cleaning, Oven/Range-Gas, Range hood, Refrigerator, Trash Compactor, Washer

Amenities: Auto Gar Dr Opn, FP Glass Doors, FP Mantels, MBA/Sep Shwr, MBR-BA Full, Master Walk-in Closet, Rough In BA, Shades/Blinds, Sump Pump, W/W Carpeting, Walk-in Closet(s), Wood Floors

Security:

Din/Kit: Fam Rm Off Kit, Kit-Island, Kit-Table Space, Sep Dining Rm

Wall/Ceil: 9'+ Ceilings, Vaulted Ceilings

Window/Door: Vinyl Clad, Insulated Door(s), Palladian Windows, Screens, Six Panel Doors, Sliding Glass Dr

EXTERIOR: Stone, Vinyl Siding, Composite, Porch-front, Sidewalks, None, , , ,

REMARKS: This originally planned 5 bedroom home has been redesigned such that the master suite is supersized. It has approx. 2700+ sq. ft. of living space which includes spacious rooms, hardwood flooring, customized kitchen with plenty of cabinet space, 2 story grand foyer w/ overlook, spacious family room with gas fireplace, etc.

DIRECTIONS: Route 30 North to right on Upperperforde to right on Gimlet.

Broker: RE/MAX ADVANTAGE REALTY, RMA4

Listing Agent: PAT PITRONE

Email: ppitrone@qis.net

Office: (410) 871-2600
LA Office: (410) 871-2600
LA Pager:

Fax: (410) 871-2626
LA Home: (410) 876-5500
LA Cell: (410) 984-9486

Show Instructions: Call 1st-Showing Service, Lockbox-Frnt Dr, Lockbox-Sentrilock, 9 AM-8 PM, All Days

Owner: PRIVATE

Showing Contact: Call CSS

List Date: 07-Aug-2008

Orig Price : \$359,900

Update Date: 07-Aug-2008

Prior Price:

Update Type: New

Home:
Home: (866) 891-7469
DOM-MLS: 0
DOM-PROP: 0
Front Fee:

Office:
Office:
SubComp: 2.5 Dual: Yes
BuyComp: 2.5 DesR Yes
Add'l: VarC: No

Disclosures: Prop Disclosure

Documents:

Property Condition: Shows Well

Possession: Negotiable



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 4160 Gimlet Drive, Hampstead, MD 21074
 Legal Description: Lot #287 Section 4 North Carroll Park

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the owner. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

1. The initial sale of single family residential real property:
 - A. that has never been occupied; or
 - B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
- (2) Would pose a direct threat to the health or safety of:
 - (i) the purchaser; or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO OWNERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? 2003 5 1/2 years

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply	<input checked="" type="radio"/> Public	<input type="radio"/> Well	<input type="radio"/> Other _____
Sewage Disposal	<input checked="" type="radio"/> Public	<input type="radio"/> Septic System approved for _____ (# bedrooms)	
Garbage Disposal	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Dishwasher	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Heating	<input type="radio"/> Oil	<input checked="" type="radio"/> Natural Gas	<input type="radio"/> Electric <input type="radio"/> Heat Pump Age _____ <input type="radio"/> Other _____
Air Conditioning	<input type="radio"/> Oil	<input type="radio"/> Natural Gas	<input checked="" type="radio"/> Electric <input type="radio"/> Heat Pump Age _____ <input type="radio"/> Other _____
Hot Water	<input type="radio"/> Oil	<input checked="" type="radio"/> Natural Gas	<input type="radio"/> Electric Capacity _____ Age _____ <input type="radio"/> Other _____

(18)

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown

Comments: _____

2. Basement: Any leaks or evidence of moisture? Yes No Unknown Does Not Apply

Comments: _____

3. Roof: Any leaks or evidence of moisture? Yes No Unknown

Type of Roof: Asphalt Age 2003

Comments: _____

Is there any existing fire retardant treated plywood? Yes No Unknown

Comments: _____

4. Other Structural Systems, including exterior walls and floors:

Comments: _____

Any defects (structural or otherwise)? Yes No Unknown

Comments: _____

5. Plumbing system: Is the system in operating condition? Yes No Unknown

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown

Comments: _____

Is the system in operating condition? Yes No Unknown

Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply

Comments: _____

Is the system in operating condition? Yes No Unknown Does Not Apply

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes No Unknown

Comments: _____

Will the smoke detectors provide an alarm in the event of a power outage? Yes No Does Not Apply

Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply

When was the system last pumped? Date _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown

Comments: _____

Home water treatment system: Yes No Unknown

Comments: _____

Fire sprinkler system: Yes No Unknown Does Not Apply

Comments: _____

Are the systems in operating condition? Yes No Unknown

Comments: _____

11. Insulation:

In exterior walls? Yes No Unknown

In ceiling/attic? Yes No Unknown

In any other areas? Yes No Where? Basement

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

Yes No Unknown

Comments: _____

Are gutters and downspouts in good repair? Yes No Unknown

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage? Yes No Unknown

Comments: _____
Any treatments or repairs? Yes No Unknown
Any warranties? Yes No Unknown

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?

Yes No Unknown
If yes, specify below
Comments: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

Yes No Unknown
Comments: _____

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?

Yes No Unknown
If yes, specify below
Comments: _____

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?

Yes No Unknown If yes, specify below
Comments: _____

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

Yes No Unknown If yes, specify below
Comments: \$120 per year as of 2008

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?

Yes No Unknown
Comments: vent in FAMRM. ceiling NOT functional.

NOTE: Owner(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The owner(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The owner(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Owner *[Signature]* Date 8/6/08
Owner _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____