

CR6480693

Residential

Metropolitan Regional Information Systems, Inc
Short Listing

Page: 1
01-Oct-2007
1:03 pm

612 YORKMINSTER WESTMINSTER, MD 21158

STATUS: ACTIVE	List Type: Excl. Right	Ownership: Fee Simple, Sale	LIST PRICE: \$319,900
Leg. Sub:		HOA FEE: /	Map Coord: 12D4
Adv. Sub: CAMBRIDGE ESTATES	Other Fee: /	GROUND RENT:	
Lot AC/SF: 1.21/52,708	Lot/Block/Square: /	TAXES:	Area:
#Lvs: 2 #Fpls: 1	Style: Split Level	Tax Year:	Age: 21
Main Entrance:	Type: Detached	Tax ID #: 000000000	Year Built: 1986
Tax Map:	TH Type:	Model:	Finished SF: 0
	Parcel:	Liber:	Folio:

	<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:	3	3	0	0	0	0	ES:
FB:	2	2	0	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Kitchen, Family Rm

Master Bedroom:	17 x 11 Main	Fifth	Rec Room:	Othr Rm 3:
First Bedroom:		Dining Room: 13 x 9 Main	Library:	Garage:
Second Bedroom:	11 x 9 Main	Kitchen: 13 x 9 Main	Sitting:	Carpport:
Third Bedroom:	12 x 10 Main	Breakfast	Othr Rm:	Unfinished:
Fourth Bedroom:		Family: 17 x 11 Lower 1	Othr Rm 2:	

Basement: Yes, Partially Finished, Outside Entrance, Side Entrance

Parking: Drwy/Off Str ,

Gar/Carp/Assigned: //

Heat: Heat Pump(s), Electric

Cool: Central A/C, Electric

TV/Cable/Comm:

Hot Water: Electric

Water/Sewer/Septic: Well/Septic

Handicap: None

INTERIOR: Style:

Appliances: Dishwasher, Exhaust Fan, Stove

Amenities: MBR-BA Full, W/W Carpeting, Washer/Dryer Hookup

Security:

Din/Kit: Sep Dining Rm

Wall/Ceil:

Window/Door:

EXTERIOR: Vinyl Siding, Composite, , None, , , ,

REMARKS: Don't miss your opportunity to own this well maintained split level home. Nestled on the last lot of a cul-de-sac, this nearly 1700 sq.ft home boasts three bedrooms, 2 full baths, partially finished basement, meticulously landscaped and cared for 1.2 acres with beautiful patio, newer roof, septic and french doors.

DIRECTIONS: Route 97 North to Stone Road to Murkle to Yorkminster.

Broker: RE/MAX AMBASSADORS, REAM1

Listing Agent: PAT PITRONE

Email: ppitrone@qjs.net

Office: (410) 876-5500
LA Office: (800) 929-7653
LA Pager:

Fax: (410) 876-3982
LA Home: (410) 876-5500
LA Cell: (410) 984-9486

Show Instructions: Call 1st-Contact, Call Office, 9 AM-8 PM, All Days

Owner: PRIVATE

Showing Contact: Re/Max Ambassadors

Home:
Home: (410) 876-5500

Office:

Office:

List Date: 19-Jul-2007

Orig Price : \$329,900

DOM-MLS: 74

SubComp: 2.5

Dual: Yes

Update Date: 01-Oct-2007

Prior Price: \$329,900

DOM-PROP: 74

BuyComp: 2.5

DesR Yes

Update Type: Price

Front Fee:

Add'l:

VarC: No

Disclosures: Prop Disclosure

Documents:

Property Condition: Shows Well

Possession: Negotiable



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 612 Yorkminster Ct, Westminster, MD 21158

Legal Description: _____

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? _____

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

Water Supply	<input type="radio"/> Public	<input checked="" type="radio"/> Well	<input type="radio"/> Other _____
Sewage Disposal	<input type="radio"/> Public	<input checked="" type="radio"/> Septic System approved for <u>3</u> (# bedrooms)	
Garbage Disposal	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Dishwasher	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Heating	<input type="radio"/> Oil	<input type="radio"/> Natural Gas	<input type="radio"/> Electric <input checked="" type="radio"/> Heat Pump Age <u>19</u> <input type="radio"/> Other _____
Air Conditioning	<input type="radio"/> Oil	<input type="radio"/> Natural Gas	<input checked="" type="radio"/> Electric <input checked="" type="radio"/> Heat Pump Age <u>19</u> <input type="radio"/> Other _____
Hot Water	<input type="radio"/> Oil	<input type="radio"/> Natural Gas	<input checked="" type="radio"/> Electric Capacity <u>50 gal</u> Age <u>6 mos</u> <input type="radio"/> Other _____

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: Composite Age: 6 months
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: 1 year ago

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 Unknown Where? _____
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

Comments: _____

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. 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: _____

16. 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: _____

17. 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: _____

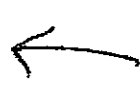
18. Are there any other material defects, including latent defects, affecting the physical condition of the property? Yes No Unknown

Comments: _____

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 Charles Wells Date 5/15/07
Owner Shawn Leonard Date 5/15/07



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 _____