

CR6633757
Residential

Metropolitan Regional Information Systems, Inc
Short Listing

Page: 5
22-Jan-2008
10:05 am

5240 CARROLL WAREHIME RD MANCHESTER, MD 21102-3114

STATUS: ACTIVE	List Type: Excl. Right	Ownership: Fee Simple, Sale	LIST PRICE: \$369,900
Leg. Sub: GUNPOWDER RIDGE	Other Feez/	HOA FEE: /	Map Coord: 7 C4
Adv. Sub: GUNPOWDER RIDGE	Lot/Block/Square: 4/	GROUND RENT:	
Lot AC/SF: 3.40/148,104	Style: Rancher	TAXES: \$3,226	Area:
#Lvs: 1 #Fpls: 1	Type: Detached	Tax Year: 2007	Age: 27
Main Entrance:	TH Type:	Tax ID #: 0706025560	Year Built: 1981
Tax Map:	Parcel: 184	Model:	Finished SF: 0
		Liber: 15	Folio: 63

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2	Schools
BR:	5	5	0	0	0	0	ES:
FB:	3	2	0	0	1	0	MS:
HB:	1	1	0	0	0	0	HS:

Rooms: Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Garage, Storage Room, Utility Room, Workshop

Master Bedroom: 18 x 15 Main	Fifth Bedroom: 11 x 12 Main	Rec Room: 22 x 28 Lower 1	Othr Rm 3:
First Bedroom:	Dining Room: 12 x 12 Main	Library:	Garage: Lower 1
Second Bedroom: 12 x 12 Main	Kitchen: 10 x 16 Main	Sitting:	Carport:
Third Bedroom: 12 x 16 Main	Breakfast Rm:	Othr Rm:	Unfinished:
Fourth Bedroom: 10 x 12 Main	Family: 22 x 12 Main	Othr Rm 2:	

Basement: Yes, Full, Outside Entrance, Partially Finished, Rear Entrance, Areaway/Cel Exit, Outside Entrance,

Parking: Garage Garage Type- Attached, Underground, # Gar/Carpt/Assigned: 2//

Heat: Baseboard, Wood Burn Stove, Electric, Wood

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

TV/Cable/Comm:

Hot Water: Electric

Water/Sewer/Septic: Well/Septic

Handicap: None

INTERIOR: Style:

Appliances: Dishwasher, Dryer, Extra Refrg/Frz, Refrigerator, Stove

Amenities: Auto Gar Dr Opn, MBA/Sep Tub, MBR-BA Full, Master Walk-In Closet, Tub-Soaking, W/W Carpeting, Walk-In Closet(s), Washer/Dryer Hookup, W/d Stove Inrt

Security:

Din/Kit: Kit-Country, Kit-Table Space, Sep Dining Rm

Wall/Ceil:

Window/Door:

EXTERIOR: Brick, Vinyl Siding, Deck, Fenced-Partially, Patio, Pool (Abv Ground), Porch-rear, Sidewalks, Shed, Horse Stable, Shed Shop, Backs to Trees, Cleared, Landscaping, . . .

REMARKS: If your looking for a 5 bedroom 3.5 bath, 2 car garage, home situated on 3.4 acres with deck, patio, abv.grd pool, large shed and 2 barn stall...then look no further. This charming home, with beautiful views, located close to Falls Road is a must see!! Newer addition with master bedroom, spacious walk in closet and bath.

DIRECTIONS: 30 N. towards Manchester to right at York St to right on Schalk#1 to left on Alesla/L Ineboro to right on Schalk#1 to Carroll Warehime...or Falls RD north to right on Graves Run (cross Hoffmanville) to Left On Schalk #1 to Carroll Warehime.

Broker: RE/MAX AMBASSADORS, REAM1

Listing Agent: PAT PITRONE

Email: ppitrone@qls.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: 14-Jan-2008

Orig Price : \$369,900

DOM-MLS: 8

SubComp: 2.5

Dual: Yes

Update Date: 16-Jan-2008

Prior Price:

DOM-PROP: 8

BuyComp: 2.5

DesR: Yes

Update Type: Other

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: 5240 Carroll Washburn Rd, LINCOLTSON, MD 21102

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? 2006

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 _____ (# 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 checked="" type="radio"/> Electric
Air Conditioning	<input type="radio"/> Oil	<input type="radio"/> Natural Gas	<input checked="" type="radio"/> Electric
Hot Water	<input type="radio"/> Oil	<input type="radio"/> Natural Gas	<input checked="" type="radio"/> Electric Capacity _____ Age _____

(14)

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: _____ Age: _____
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: _____ *Not in basement - woodstove there*
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: _____ *Not to basement*
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 2005 Unknown
Comments: _____
10. Water Supply: Any problem with water supply? Yes No Unknown
Comments: _____
Home water treatment system: Yes No Unknown
Comments: Sediment
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: _____

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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: Underground storage tanks

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.

X Owner Joseph M. DePalma

Date 1/11/08

X Owner Lucia Wertz

Date 1/12/08

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 _____

Carroll County Health Department
 P.O. Box 845 (878-1884) (857-5009) (875-2395)
 Westminster, Maryland 21157

App. Approved 7/17/91
 Date 7/18/91
 Final Approval: _____
 Well _____ Septic LC

File No. 16681-S
 District 1
 Bldg. Permit No. _____

APPLICATION TO INSTALL INDIVIDUAL SEWERAGE DISPOSAL AND/OR WATER SUPPLY SYSTEM

To Be Completed by Applicant

This permit for: Sewerage Only \$1500
 Water Only \$ _____
 Sewerage & Water \$ _____
 System to be used for: Residence
 Other
 Building is: New Existing Addition
 System to: Repair Replace Existing system?
 State Reason Sanitation
 Previous Permit No. 21721

RESIDENTIAL: No. of Bedrooms 3 Baths 2
 Garbage Disposal: Yes No
 COMMERCIAL: Specify: _____
 No. Persons-24 hr. period _____
 No. Restrooms _____

Owner's Name Miriam Heideres
 Present mailing address 590 Carroll Lake Drive
Road - Millers Mill Street or RFD 21107
 City _____ State _____ Zip Code _____
 Phone 279-2955

LOCATION OF PROPERTY

Subdivision Name Cum Ponds Ridge
 Section Lot One Lot # 5
 Directions To Home on left
off Schalk Rd # one
 Lot Size (Acreage) 2
 Tax Map 7 Block 24 Parcel P 164

Water Supply Public Private
 Well Driller _____

Address _____
 Builder _____
 Address _____
 Septic Installer Donnell Watts Co Inc
 Address 249 Old Georgetown Rd 21157
 Mail _____
 Permit to: owner excavator builder

TO BE COMPLETED BY HEALTH DEPT.

SIZE OF SEWERAGE DISPOSAL SYSTEM
 Percolation Test Results: 15 Secs. Min. _____ Min.
 Tile Field Deep Trench Seepage Pit
 Date 7/17/91
 Septic Tank Material Existing Capacity _____

TILE FIELDS

No. of lines _____ Total Length _____ feet
 Width of Trenches _____ Feet/Area _____ sq. ft.
 Lines must be of equal length. No line over 100 ft.
 Maximum depth - 36"; Least Cover 18"
 Slope per 50 feet - 2"

SEEPAGE PIT

Number _____ Side Wall Area _____ sq. ft.
 Depth below sewer line _____ ft./Diameter _____ ft.

DEEP TRENCH

Total Length 56 feet/Total width 3 feet
 Depth below pipe 7 ft./Side wall area 784 sq. ft.

I agree to install system(s) in accordance with Health Department and Maryland Department of the Environment regulations. I understand the property owner, contractor, or subcontractor are equally responsible in complying with Health Department and Maryland Department of the Environment regulations. If any changes are necessary or desirable, I shall first consult the Health Department. See any qualifications on plot plan attached.

Signature Donnell Watts 4-19-91
 Applicant's Status Master Plumber # 279

Plot Plan. Check one:
 Approved final preliminary plan is on file in the Health Dept. office.
 Individual lot - site plan drawn to scale is attached.

CARROLL COUNTY HEALTH DEPARTMENT 0365515 R

JANET W. NESLER, M. D., M. P. H.
COUNTY HEALTH OFFICER



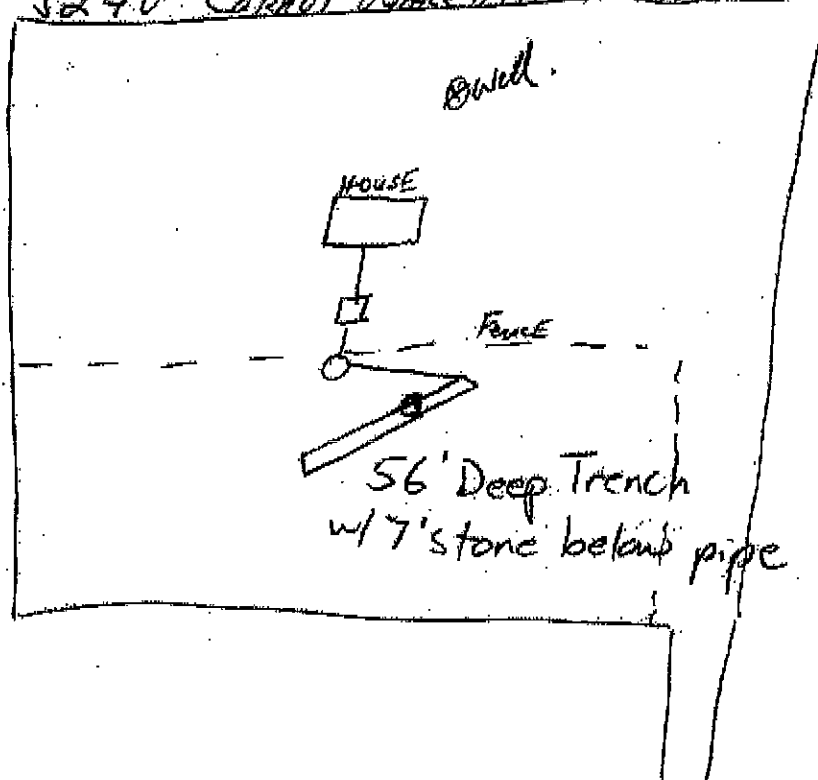
540 WASHINGTON ROAD
P. O. BOX 645
WESTMINSTER, MARYLAND 21157
TELEPHONES: 301 875-1864
855-1008
875-1890

A final preliminary plan for this lot is not on file in the Health Department office. Therefore, the application for sewage disposal system and/or well must be accompanied by a drawing — to scale — showing the following:

Suggested Scale: 1 inch = 100 feet
If other scale is used, please identify:

- 1) at least two proposed percolation test locations (or location of test(s) previously conducted);
- 2) 10,000 square foot sewage disposal area or approved sewage disposal area;
- 3) proposed well location:
 - 100-foot radii around the well;
 - 30 feet from any foundation;
 - 15 feet from roads and/or rights-of-way;
 - 10 feet from property line;
 - well site to be higher than the sewage disposal area;
- 4) existing wells and septic systems or approved well and septic areas within 100 feet of the property boundaries.

N. HERDEGEN
5240 Carroll Washline Rd. W. Hillen 21107.



Encroachment
corner of fence
25'±.

HARRY R. NESBITT
C.C.C. 552 ~ 709

LOT 12

LOT 4
3,402 Ag±
(Conrad Aug. 1917)

SECTION
GUNPOWDER
LOT 5

LOT 3

04-07812

RIDGE
LOT 2

LOCATION SU
OF LOT 4
SECTION ONE
GUNPOWDER



LOT 6

This is to certify that the improvements shown hereon are located
in reference to the property lines as monumented based on the
information as shown on the plan and the Sections One of
Gunpowder Ridge
recorded in the Land Records of Carroll
County, Md. on July 1st, 1918.
This is not a boundary survey nor is it intended as verification of
property lines.

Carroll Warehouse Rd.