

24 ALSTON ROAD

GREEN RIDGE GARDENS IN LUTHERVILLE



Offered for:
\$325,000



This 3 Bedroom 1 1/2 Bath 4 Level Split sits on a Level Corner Lot and Features Central Air; Wood Burning Fireplace; Wood Floors; Replacement Windows; New Roof, Siding and Insulation in '10; New Furnace '09; Silestone Counters; All Appliances Stay. Very Well Maintained. One Year AHS Warranty Included.

TAMMY WASE

CRS, GRI

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STATUS: ACTIVE List Type: Excl. Right Ownership: Ground Rent, Sale **LIST PRICE: \$325,000**
 Foreclosure: No Auction: No Potential Short Sale: No
 Leg. Sub: GREEN RIDGE GARDENS HOA FEE: / ADC Map: 27C3
 Adv. Sub: GREEN RIDGE GARDE Other Fee: / GROUND RENT: \$180
 Lot AC/SF: 0.19/8,393 Lot/Block/Square: 1/B TAXES: \$3,860 Area:
 #Lvs: 4 #Fpls: 1 Style: Split Level Tax Year: 2009 **Age: 52**
 Main Entrance: Type: Detached Tax ID #: 04090908653530 Year Built: 1958
 Tax Map: TH Type: Model: Finished SF: 0
 Parcel: 368 Liber: 22 Folio: 145

	<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	0	3	0	0	0	ES:
FB:	1	0	1	0	0	0	MS:
HB:	1	0	0	0	1	0	HS:

Rooms: Living Room, Dining Room, Bedroom-Second, Bedroom-Third, Kitchen, Family Rm, Other Room 1, Bedroom-First
 Master Bedroom 2: Living Room: 15 x 17 Main Den: Foyer:
 First Bedroom: 15 x 12 Upper 1 Dining Room: 13 x 8 Lower 1 Library: Garage:
 Second Bedroom: 10 x 12 Upper 1 Kitchen: 12 x 13 Lower 1 Sitting: Carport:
 Third Bedroom: 9 x 12 Upper 1 Breakfast Rm: Othr Rm: 15 x 18 Lower 2 Unfinished:
 Fourth Bedroom: Family: 18 x 13 Lower 1 Othr Rm 2:

Basement: Yes, Partial, Partially Finished, Connect Stair
Parking: Drvwy/Off Str, Concrete Driveway , # Gar/Carpt/Assigned: //
 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: None

INTERIOR: Style:
 Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Oven/Range-Electric, Refrigerator, Washer
 Amenities: Drapery Rods, Drapes/Curtains, Fireplace Equip., FP Glass Doors, FP Mantels, Home Warranty, Shades/Blinds, Silestone
 Counters, Sump Pump, W/W Carpeting, Wood Floors
 Security: Electric Alarm, Monitored, Motion Detectors
 Din/Kit: Kit-Table Space
 Wall/Ceil:
 Window/Door: Dble Pane Wind, Screens, Storm Door(s)

EXTERIOR: Brick and Siding, Vinyl Siding, Shingle/Architect, Patio, , Corner Lot, , ,
REMARKS: This 4 Level Split on Corner Lot has Everything you Need! New Siding, New Insulation, New Roof in '10. New High Efficiency
 Furnace in '09. Replacement Dual Pane Windows '08. Silestone Counters. Great Level Lot. Entry Level Kitchen. Wood Burning FP. Well
 Maintained. One Year AHS Warranty Included.

DIRECTIONS: York Rd - East on Seminary - right on Tensbury - left on Alston - go to end.

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 Contact, Sign on Property

Owner: KOENIGSBURG Home: Office:
 Showing Contact: CALL CSS CENTRALIZED SHOWINGS Home: (866) 891-7469 Office: (866) 891-7469
 List Date: **22-Jan-2010** Orig Price : \$325,000 DOM-MLS: 1 SubComp: 2.75 Dual: Yes
 Update Date: 23-Jan-2010 Prior Price: DOM-PROP: 1 BuyComp: 2.75 DesR No
 Update Type: Media Front Fee: Add'l: VarC: No

Disclosures: Prop Disclaimer
 Documents:
 Property Condition: Shows Well
 Possession: Negotiable

