

HOWARD B. PARZOW AUCTIONEER

"ON-SITE REAL ESTATE AND PERSONAL PROPERTY AUCTION"

**10795 UTICA MILLS CIRCLE,
THURMONT, MD 21788**

**AUCTION TO BE HELD ON
SATURDAY, OCTOBER 11TH**
REAL ESTATE TO BE AUCTIONED AT 11:00AM.

(OPEN HOUSE FOR THE REAL ESTATE WILL BE HELD ON
SUNDAY, SEPTEMBER 28TH FROM 1:00 TO 3:00PM.)

PLEASE CONTACT THE AUCTIONEER FOR PRIVATE SHOWING.

(INSPECTIONS ARE ALLOWED AT BUYER'S EXPENSE)



MOVE-IN READY BEAUTIFUL HOME ON 3 LEVEL ACRES, LOCATED ON CORNER LOT, 2 STORY BRICK W/VINYL SIDING, FINISHED BASEMENT WITH BAR, PLENTY OF STORAGE SPACE, 3 BEDROOMS, MASTER W/VERY LARGE CLOSET, 2 FULL BATHS, BUILT-IN LAUNDRY SHOOT FROM UPSTAIRS MASTER TO LAUNDRY ROOM, HALF BATH ON MAIN LEVEL, NICE EAT-IN KITCHEN, MAIN FLOOR LAUNDRY ROOM, LARGE FAMILY ROOM W/BEAM CEILING W/ BRICK FIREPLACE, DINING ROOM, LIVING ROOM, TWO BUILT IN BARS, 2 CAR GARAGE, LARGE DECK AND SMALLER DECK, POOL REMOVED BUT POOL COTTAGE REMAINS... GREAT SPACE FOR FAMILY GATHERINGS, PARTIES OR ART STUDIO ETC. WELL AND SEPTIC, ELECTRIC HEAT, "GUARDIAN" BRAND HOME GENERATOR SUPPLIED BY IN GROUND PRO-PANE TANK, INSTALLED RADON REMOVAL SYSTEM, CENTRAL AIR CONDITIONING, CENTRAL VACUUM SYSTEM, RECENTLY UPDATED WATER HEATER AND FURNACE ETC., (ALL SYSTEMS SERVICED REGULARLY, SEPARATE "VERY LARGE WORKSHOP/GARAGE" W/ 3 ROLL UP DOORS FRONT SECTION AND 2 ROLL UP DOORS REAR OF GARAGE, ELECTRIC, PAVED DRIVEWAY, PLUS ANOTHER SMALLER STORAGE BUILDING. THIS HOME HAS IT ALL!!!

TERMS OF REAL ESTATE: 5% BUYER'S PREMIUM ADDED TO THE HAMMER PRICE. A deposit of \$10,000 in Cash, Certified Check or other instrument acceptable to the undersigned will be required of the Purchaser to be paid at the time and place of sale. **All checks should be made payable to Howard B. Parzow Auctioneer.** The balance of the purchase price shall be paid within forty-five (45) days of the date of the sale. Taxes and other public charges and assessments payable on an annual or periodic basis shall be adjusted to the date of sale and assumed thereafter by the Purchaser. All cost incident to settlement and conveyancing, including without limitation documentation, preparation, recording costs & taxes, transfer taxes, revenue stamps, agricultural transfer tax (if any), settlement fees, notary fees, survey expenses (if any), title charges & premiums will be the cost of the purchaser. The undersigned reserves the right to withdraw the herein described property from the sale at any time. The undersigned has the right to accept or reject any and all bids. If the Purchaser(s) default(s), the deposit shall be forfeited and the property shall be resold at the Purchaser(s)' risk and expense. In the event of a resale, the defaulting Purchaser(s) shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise there from. The undersigned may pursue such legal remedy as it may have under Maryland Law. The subject property is sold by Deed description only. There are no representations or warranties, expressed or implied, with respect to the condition of the property, improvements, title, lot size or the accuracy of any matters referred to in this advertisement. All announcements made on day of sale shall supersede any or all matters in this advertisement.

PERSONAL PROPERTY TO BE SOLD AT 9:00AM.

12% BUYER'S PREMIUM ADDED TO HAMMER PRICE.

**SEE <http://WWW.PARZOWAUCTIONS.COM> OR AUCTIONZIP.COM
(AUCTIONEERS ID# 2894) FOR TERMS.**

PERSONAL PROPERTY INCLUDES: **VEHICLES TO BE SOLD: 2004 CHEVROLET 4 WHEEL ONE TON VAN, RUNNING; 2003 CHEVROLET AVALANCHE, RUNNING; 2002 CHEVROLET MONTE CARLO SS, RUNNING; HALLOWEEN & CHRISTMAS DECORATIONS, HOUSEHOLD FURNITURE, MANY DIE CAST MODEL TRUCKS, CARS AND PLANES IN ORIGINAL BOXES, MANY RECORD ALBUMS AND 45'S, STEREO SYSTEMS, ROCKOLA JUKEBOX #480 WORKS PERFECT, COWBOYS BOOTS, CLOTHING, GUITARS, EXERCISE EQUIPMENT, KUBOTA B2410 TRACTOR, NUMEROUS RIDING LAWN MOWERS, AIR COMPRESSOR, MANY SMALL HAND TOOLS, POWER HAND TOOLS, WRENCHES, SOCKETS, BICYCLES, UTILITY TRAILER, 2-EARLY RAILROAD LUGGAGE CARTS, HUNDREDS OF MISC., TOOLS OF ALL KINDS PLUS HIDDEN GARAGE FINDS. PLUS SO MUCH MORE!!!**

**FOR MORE INFORMATION ABOUT THIS AUCTION
OR CONSIGNING TO ONE OF OUR UPCOMING
AUCTIONS PLEASE CONTACT:**

**HOWARD B. PARZOW, AUCTIONEER
301-351-6544 • E-MAIL HPARZOW@AOL.COM**

**TO SEE PHOTOS OF THIS PROPERTY AND AUCTION
ITEMS, VISIT WWW.AUCTIONZIP.COM
(AUCTIONEERS ID# 2894)**