

Recent Home Sale: 8002 GARLAND AVE - \$415,000



Remarks Great location around the corner from Long Branch Park and with easy street parking. It's a 3 Unit Multi-family in need of work with a Takoma Park address but located outside of the City limits and not subject to City Rent Laws. This is in unincorporated Montgomery County with the lower taxes that brings. Economical Gas Heating and Hot Water. 3 separate electric meters. Heavy cosmetics are needed - this has been neglected but the bones appear good. This is a short sale to be sold strictly as is. It's 3 units - 1 on each of the three levels: Top 1BR/1BA; Main 3 BR 1BA; LL 1BR/1BA. 3 electric meters. Allow 60 days to obtain short sale approval of the third party bank. The property will convey vacant of a tenancy. Short sale to be negotiated by Attorney Jill Michaels, Short Sale Specialist. The sale is subject to third party (bank) approval. Most recent rents were \$1200 pm for Unit 1, \$900 for Unit 2 and \$700 for basement. These are all under the market if the house is renovated and should go to \$1700, 1500 and 1100 after a decent update.

Rooms	Total
Bedrooms	
Full Baths	
Half Baths	

Basic Information

Address 8002 GARLAND AVE
City/Town TAKOMA PARK
State MD
Zip Code 20912
County MONTGOMERY
Type Other
MLS# MDMC667396

Ownership Fee Simple
Style Cape Cod
Adv Subdivision TAKOMA PARK
DOM-Prop 10
Year Built 1942
Lot Size 4,967
Acres 0

Tax Living Area 2,228
Total Fin Sq Ft 2,228
Contract Date 2019-07-16
Close Date 2019-10-31
Close Price \$415,000

Exterior/Construction Features/Utilities

Exterior Brick, Stone
Roof Asphalt, Shingle
Water Type Public

Sewer Public Sewer
Hot Water Natural Gas
Heating Radiator

Cooling None
Parking Concrete Driveway
Other Features Street Lights, Sidewalks

Tax/Legal Information

Tax ID # 161301005862
Tax Year 2019
Tax Assessment Value \$345,700
Total Taxes \$5,471

Legal Subdiv FLOWER AVE PARK
County Tax \$4,429
Lot 9
Short Sale Yes

Foreclosure No
REO/Bank Owned No

Interior Features/Amenities

Appliances Freezer, Refrigerator, Oven/Range - Gas
Windows Double Pane
Fireplaces 1

TV/Cable Cable TV Available, Electric Available, Natural Gas Available, Multiple Phone Lines, Sewer Available, Water Available, Fiber Optics Available, Phone Available

Basement Front Entrance, Full, Partially Finished, Windows

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