



## **4342 Prices Distillery Road, Ijamsville, MD 21754**

**Auction Date: Saturday June 28<sup>th</sup> at 12:00PM (Noon)**

Open Houses: Thursday, May 22<sup>nd</sup> 5:00PM-7:00PM  
Saturday, May 31<sup>st</sup> 12:00PM-2:00PM  
Monday, June 16<sup>th</sup> 5:00PM-7:00PM

*For Complete Listing & Pictures Please Visit: [reddingauction.com](http://reddingauction.com)*

Redding Auction Service | 717-334-6941 | [reddingauction.com](http://reddingauction.com)



REDDING AUCTION SERVICE INC.

## *Included Information*

Dear Potential Buyer,

Redding Auction Service is proud to present you with the opportunity to own this beautiful well-maintained property. We encourage all potential buyers to inspect the property and the enclosed information prior to the day of sale. We have provided the following information for your review.

- Property Information
- Terms and Conditions
- Deed
- Aerial

If you have any questions, please don't hesitate to contact Cole Redding at 717-688-1746 or call our office at 717-334-6941 anytime. We are looking forward to having you at the auction on Saturday June 28<sup>th</sup> at 12:00PM

Thank you,  
Redding Auction Service





REDDING AUCTION SERVICE INC.

## General Information

**General Information:** Let this long paved scenic driveway lead you to the house of your dreams. This 2520 sqft., 3-bedroom, 3 and a half bath, custom built home, sitting on 7.5 acres, is one of a kind. The main level of this home encompasses a large eat-in kitchen with stunning cherry cabinets and granite countertops, a mud room with a walk-in pantry and washer/drier hookups, a large family room with cathedral ceilings and a stone fireplace, a formal dining room, an office, a half bath, and a large primary bedroom with 2 walk-in closets and an attached full bath. The second floor of this home encompasses 2 identical bedrooms with double closets, reading nooks, and additional storage areas. In between each bedroom is a full bath and a balcony overlooking the family great room. The basement boasts a kitchen, a large family room, an office area, a full bath, a mechanical room, a safe room, a workshop, and additional storage areas. In addition to this home's amenities, the property comes along with an attached 2-car garage, a detached 2-story 2-car garage/workshop area, and a front and back porch with views that will take your breath away! Don't miss out on the chance to make this unique property yours!

### This home has the following rooms with dimensions:

- **Eat in Kitchen:** 23'x13' – Cherry Cabinets, Granite Counter Tops, Double Sink, Center Island 8'x34" with electric stove top, Bar area with sink, LG Fridge, Whirlpool Dishwasher, Microwave, Hardwood Floors.
- **Mudroom:** 7'x7' – Washer & Dryer Convey, Sink, Cabinets, Wall Iron Board, Hardwood Floors.
- **Pantry:** 9'x5' – Built in wrap around shelving.
- **Family Room:** 25'x15' – Large Stone Gas Fireplace 6'x13', Cathedral Ceilings, Hardwood Floors, Entrance to Rear Deck, Kitchen & Front Door.
- **Dining Room:** 14'x12' – Large Bay Windows, Built in Cabinets, Hardwood Floors, Access to Kitchen and Entrance Way.
- **Office:** 11'x12' - Hardwood Floors, Ceiling Fan, Window, 6'x5' Closet with Built in Shelving & File Cabinet.
- **Half Bath:** 5'x5' – Hardwood Floors, Single Sink, Access from Office, Great Room & Primary Bedroom.
- **Primary Bedroom:** 20'x12' – 2 Walk in Closets, Bay Window, Hardwood Floor and Access to Primary Bath
- **Primary Bath:** 17'x7' – Double Sinks, Walk in Shower, Jacuzzi Tub, Bay Window, Built in Shelves.
- **2<sup>nd</sup> Floor**
  - **2<sup>nd</sup> Bedroom:** 13'x12' – Hardwood Floors, Double Closets, Windows, Ceiling Fan, 7'x3' Reading Nook, 12'x7' Storage Area.
  - **3<sup>rd</sup> Bedroom:** 13'x12' – Hardwood Floors, Double Closets, Windows, Ceiling Fan, 7'x3' Reading Nook, 12'x7' Storage Area.
  - **Full Bath:** 11'x5'5" – Single Sink, Step in Shower, Hardwood Floors.
- **Basement:**
  - **Kitchen:** 18'x12' Full Kitchen with Wood Cabinets, Sink, Stove, Fridge, Microwave, Laminate Flooring, Large Window.
  - **Fully Finished Family Room:** 23'x22' – Carpet Flooring, Large Windows, Access to Kitchen, Storage Area, Full Bath, Mechanical Room, Office & Back Yard.
  - **Office Area:** 15'x12' – Carpet Flooring, Ceiling Fan, 7'x5' Closet & Access to Full Bath.
  - **Full Bath:** 9'x9' – Cherry Cabinets, Granite Counter Tops, Corner Shower, Tile Flooring, Washer & Dryer Hook Up.
  - **Mechanical Room:** 17'x13' – Built in Shelves, Concrete Floor, Sub pump, Burnham Gas Boiler (2 Zones), Electric Hot Water Heater, Central Vac System, Updated Gibson Furnace.
  - **Storage Area:** 46'x5' – Concrete Flooring, Built in Shelves.
  - **Workshop:** 17'x13' - Concrete Flooring, Worktables, Shelves, Entrance to Safe Room.
  - **Safe Room:** 22'x5' – 34" Mosler Safe Door with Combo, Carpet Flooring, Built in Shelves & Racks.

**Attached 2 Car Finished Garage:** 28'x23' - Cement Floor, Heated, Electric Doors, Attic Access, Built in Shelves

**Back Porch:** 10'x33' - Wood Decking with Amazing Views.

**Front Porch:** 53'x8' – Tile Flooring with Great Views Overlooking the Yard.

**Detached 4 Car 2 Story Garage:** 25'x40' –

- 1<sup>st</sup> Floor: Cement Floor, Heated, Sink, (2) 7'x9' Manual Garage Doors, Man Door, Rudd 6 Gallon Hot Water Heater, 11'x40' Overhang.
- 2<sup>nd</sup> Floor Cement Floor, Heated, Sink, Attic, (2) 8'x16' Manual Garage Doors, Man Door.

**Amish Built Shed:** 28'x12' – 2 Door Access.

**This Property has the Following Features**

- **Acreage:** 7.62 +/-
- **Road Frontage From:** Prices Distillery Road
- **County:** Frederick
- **Taxes Approx:** \$7680.00
- **School District:** Urbana Area School District
- **Zoning:** Residential

**Utilities:**

- **Water:** Well
- **Sewer:** Sand Mound
- **Gas:** Owned Tanks
- **Heating:** Gas Boiler
- **Cooling:** Electric
- **Parcel Number:** 008800190172 & 008800190187

**Terms:** \$30,000.00 Down Payment due on the day of auction by the successful bidder. Property is being sold with a reserve. Settlement within 45 days. Property is being sold AS-IS. Announcements made on the day of the auction take precedence over all printed materials. NO BUYERS PREMIUM

- Closing location to be determined by the seller.
- Possession will take place at time of settlement.

**Auction for:** Solveig L. Smith

**Attorney:** Patricia McKenzie





REDDING AUCTION SERVICE INC.

# Deed

BN2218PG0605

## This Deed

25238

07-216033  
Tax Account No./Parcel Identifier

Made this 19th day of August, 19 96, by and between  
Thomas C. McDonough and Lorraine Florence McDonough, Tenants by the Entirety  
party(ies) of the first part, and  
Jerry Smith and Solveig L. Smith  
party(ies) of the second part:

Witnesseth, that in consideration of the sum of \$ 77,500.00 receipt of which is hereby  
acknowledged, and which party(ies) of the first part certify under the penalties of perjury as the actual considera-  
tion paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of  
the first part do(es) grant and convey unto the party(ies) of the second part in fee simple as Tenants by  
the Entirety all that property situate in Frederick County, State of Maryland,  
described as:

ALL THAT LOT or parcel of land situate, lying and being in the County of  
Frederick, State of Maryland being more particularly described as:  
Lot 6 on a subdivision plat entitled, "Agricultural Cluster Subdivision, Final  
Plat, Section II, Lots 2, 4, 5, 6 Meadow Farm" recorded in Plat Book 48, Plat  
25 among the Land Records of Frederick County, Maryland.

FREDERICK COUNTY, MD.  
TAXES-WATER/SEWER PAID  
TAXPAYER OF FREDERICK CO.  
THIS DATE 8/20/96 PER CSA

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Frederick County  
*Robert J. White*  
DATE 8-26-96

which has an address of 4342 Prices Distillery Rd., Ijamsville, Maryland 21754  
Subject to covenants, easements and restrictions of record.

To Have and To Hold said land and premises above described or mentioned and hereby intended to  
be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every ti-  
le, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for  
the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple.  
Being the same property described in Liber 664 folio 76, among the said Land Records.

And the said party(ies) of the first part covenants that it will warrant specially the property hereby con-  
veyed and that it will execute such further assurances of said land as may be requisite or necessary.

In Testimony Whereof, the said party of the first part has set its hand(s) and seal(s) the year and day  
first above written.

\_\_\_\_ (SEAL) *Thomas C. McDonough* (SEAL)  
Thomas C. McDonough

\_\_\_\_ (SEAL) *Lorraine F. McDonough* (SEAL)  
Lorraine Florence McDonough

State of Maryland, County of Frederick  
I Hereby Certify that on this 19th day of August, 19 96,  
before me, the undersigned subscriber, did personally appear Thomas C. McDonough and Lorraine  
Florence McDonough  
known to me or satisfactorily proved to be the person(s) whose name(s) are set forth in the within deed, and did fur-  
ther acknowledge that they executed the foregoing deed for the purposes therein contained.

Witness My Hand And Notarial Seal.

My commission expires 12-7-96

I certify that this instrument was prepared under the supervision of an attorney admitted  
to practice before the Court of Appeals of Maryland.

*John G. Gilbert*  
Notary Public  
*John G. Gilbert*  
Attorney

FREDERICK COUNTY CIRCUIT COURT (Land Records) CCK 2218, p. 0605, MSA\_CEG1\_2062, Date available 09/20/2005, Printed 03/27/2025.



# Deed

REDDING AUCTION SERVICE INC.

GR: 2218PG0606  
 Grantors' Address 4342 Prices Distillery Road, Ijamsville, Maryland 21754  
 Grantees' Address 4342 Prices Distillery Rd., Ijamsville, Maryland 21754  
 Title Insurer First American Title Insurance Company

UNDER PENALTIES OF PERJURY, I/WE HEREBY CERTIFY THAT THIS WILL BE MY/OUR PRINCIPAL RESIDENCE in accordance with Tax Property Article Section 13-203, as amended.

/s/  
 Grantee - Jerry Smith

/s/  
 Grantee - Solveig L. Smith

## Deed

Thomas C. McDonough and Lorraine Florence  
McDonough

To

Jerry Smith and Solveig L. Smith

IMP FD CHGE \$	5.00
RECORDING FEE	20.00
RECONVATION F	512.50
IS TAX STATE	207.50
TOTAL	845.00
Rec# 1500	Recpt # 27220
CDV 1/28	Blk # 347
1/29 2013	10/14 25

FREDERICK COUNTY CIRCUIT COURT (Land Records) 9614-2246, p. 0606. WSA-C661\_2062. Date available 09/20/2005. Printed 03/27/2025.

Received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_,  
 at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. and recorded in Liber No. \_\_\_\_\_, folio \_\_\_\_\_,  
 among the Land Records of the County of \_\_\_\_\_, State of Maryland.

CLERK

Law Office  
 Classic Settlements  
 205 Broadway Street  
 Frederick, MD 21701

CASE# 9680300

REMIT TO:

Classic Settlements SEP 10 1998  
205 Broadway Street  
Frederick, MD 21701

TSWHY031 340 - Page 1



# Deed

REDDING AUCTION SERVICE INC.

BR2210PG0607

### State of Maryland Land Instrument Intake Sheet

Baltimore City County: Frederick

(Type or Print in Black Ink Only—All Copies Must Be Legible)  
 Check Box if Addendum Intake Form is Attached.)

1 Type(s) of Instruments:  Deed  Mortgage  Other \_\_\_\_\_

2 Conveyance Type:  Improved Sale  Unimproved Sale  Multiple Accounts  Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable):  Recodification  State Transfer  County Transfer

4 Consideration and Tax Calculations: Consideration Amount: Purchase Price/Consideration \$ 27,500.00; Any New Mortgage \$ 20,500.00; Balance of Existing Mortgage \$ \_\_\_\_\_; Other: \$ \_\_\_\_\_

Finance Office Use Only	
Transfer and Recodification Tax Consideration	\$ _____
X( ) %	\$ _____
Less Exemption Amount	\$ _____
Total Transfer Tax	\$ _____
Recodification Tax Consideration	\$ _____
X( ) per \$500	\$ _____
<b>TOTAL DUE</b>	\$ _____

9 Fees		Doc. 1	Doc. 2	Agent
Recording Charge	\$	<u>20.00</u>	<u>50.00</u>	
Search Charge	\$	<u>15.00</u>		
State Recodification Tax	\$	<u>387.50</u>		
State Transfer Tax	\$			
County Transfer Tax	\$			
Other	\$			

6 Description of Property: District 4 Property Tax ID No. (1) 516033 Grantor Liber/Folio 667/40 Map \_\_\_\_\_ Parcel No. \_\_\_\_\_ Var. LOG (5) \_\_\_\_\_

Subdivision Name: Meadow Farms Lot (3a) \_\_\_\_\_ Block (3b) \_\_\_\_\_ Sect./AR (3c) \_\_\_\_\_ Plat, Ref. II 48/25 SqFt/Acreage (4) \_\_\_\_\_

Location/Address of Property Being Conveyed (2): 4312 Pines Distillery Road, Iansville

Other Property Identifiers (if applicable): \_\_\_\_\_

Residential or Non-Residential:  Residential  Non-Residential Fee Simple  or Ground Rent: \_\_\_\_\_ Amount: \_\_\_\_\_

Partial Conveyance?  Yes  No Description/Amt. of SqFt/Acreage Transferred: \_\_\_\_\_

7 Transferred From: Doc. 1 - Grantor(s) Name(s) Thomas F. McConaughy Doc. 2 - Grantor(s) Name(s) Jerry Smith

Lorraine Florence McConaughy Solveig L. Smith

Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To: Doc. 1 - Grantee(s) Name(s) Jerry Smith Doc. 2 - Grantee(s) Name(s) Thomas F. McConaughy

Lorraine Florence McConaughy

New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed: Doc. 1 - Additional Names to be Indexed (Optional) \_\_\_\_\_ Doc. 2 - Additional Names to be Indexed (Optional) \_\_\_\_\_

10 Contact/Mail Information: Instrument Submitted By or Contact Person Name: M. J. P. Return to Contact Person  Firm: 205 Broadway Street Hold for Pickup  Address: Frederick, MD 21701 Phone: (301) 669-5008

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information:  Yes  No Will the property being conveyed be the grantee's principal residence?  Yes  No Does transfer include personal property? If yes, identify: \_\_\_\_\_

Yes  No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Transfer Number	Date Acquired	Area	Class	Assessed	Value	Trans. Process	Verification
Land		Ac.	Map	Sub	Assigned Property No.		
Buildings		Zone	Map	Sub	Block		
Total		Val.	Parcel	Section	Lot		
REMARKS:		Trans. Cd.	Ex. No.	Section	Dist. Cd.		

Distribution: White - Clerk's Office; Candy - SDAT; Pink - Office of Finance; Goldenrod - Registrar; AOC-CC-300 (8/98)

FREDERICK COUNTY CIRCUIT COURT (Land Records) CCK 2218, p. 0607, MSA\_CE61\_2062, Date available 09/20/2005, Printed 03/27/2025.



REDDING AUCTION SERVICE INC.

# Aerial

2017 Imagery







REDDING AUCTION SERVICE INC.

## ABOUT US

### ***Let our Family serve your Family***

Founded in 1970, Redding Auction Service, Inc., is a full-service auction company that is well known for its established reputation in the auction community. Redding Auction Service, Inc. maintains the highest standards in customer service along with continued commitment to providing their customers with a fair and honest auction experience. Redding Auction Service, Inc. is a family owned and operated company with over 127 years combining auction, appraisal, and sales experience. Their knowledgeable, professional staff pride themselves on their commitment to customer satisfaction and gaining the greatest return on your investments. They work hard to ensure that both buyers and sellers have a positive auction experience.

Redding Auction Service, Inc. handles entire estate inventories or can accept single items and small collections to include in a multi-owner auction. The staff at Redding Auction Service, Inc. performs each facet of the sale from inventory to appraisals, promotion of the sale, through conducting the auction with their skilled auctioneers. Redding Auction Service, Inc. is a full-service auction company with proven results. Personal involvement every step of the way will give you a smooth and organized auction. Our knowledgeable and experienced staff can handle large or small sales, estate liquidations, as well as real estate property sales.

If you want professional services at fair rates call Redding Auction Service Inc. today!

PA License # AU003819-L

