

Exclusive Listing:

# Gabler's Shore

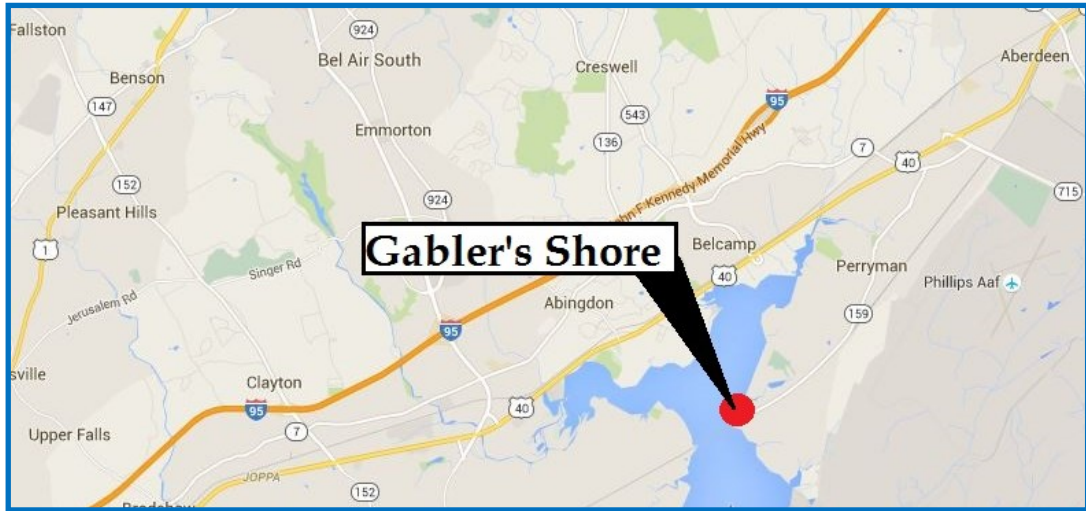
Harford County Waterfront Community  
31 Developed Single Family Lots,  
Perryman Road  
Aberdeen, MD 21001



Contact: Jake Ermer, VP

[jermer@hogancompanies.com](mailto:jermer@hogancompanies.com)

## Gabler's Shore Site & Community Information



**Beautiful waterfront community in a rural setting offering convenience to I-95 and Bel Air. Gabler's Shore is an incredibly unique waterfront offering on the Bush River in Harford County that is builder-ready and offered for sale by a motivated bank owner.**

**Address:** 2100, 2102, 2103, 2105, 2107, 2109, 2111 Gablers Shore Court

312, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 327, 333, 339, 342, 345, 347, 349,  
351, 353, 355, 357, 359, 361 Marina Avenue

Aberdeen, MD 21001

**Development:** A full report on remaining marina and common area improvements is available for review. Timing of improvements is flexible.

**Amenities:** Community includes private marina with permits in hand to improve and rebuild bulkheads and piers for 50+ slips.

**Lot setbacks:** Lot sizes vary, setbacks are 25' front, 6' sides (total of 20') and 22' rear.

**Utilities:** Public water and sewer, private gas system

For additional information/inquiries contact Jake at the number below, or via email:

Jake Ermer - [jermer@hogancompanies.com](mailto:jermer@hogancompanies.com)

All information is from sources deemed reliable, but not guaranteed by Hogan Companies, LLC or its agents. Package is subject to price changes, errors, omissions, corrections, prior sales or withdrawal.



## Gabler's Shore *Offering Terms*

**Property Offered:** 31 improved single family residential building lots and associated community marina and common area in the 50 lot Gabler's Shore community located on Perryman Road in Aberdeen, Harford County, Maryland 21001.

**Terms:** As-is, where-is, subject to study period

**Deposit :** Ten percent deposit suggested, posted in escrow upon contract signature.

**Price:** Nine Hundred Ninety Thousand Dollars (\$990,000.00)

**Closing Terms:** Bulk closing following study period.

**Brokerage:** Hogan Companies, LLC is the exclusive listing agent in this transaction and shall be paid by the seller per the terms of a separate agreement.

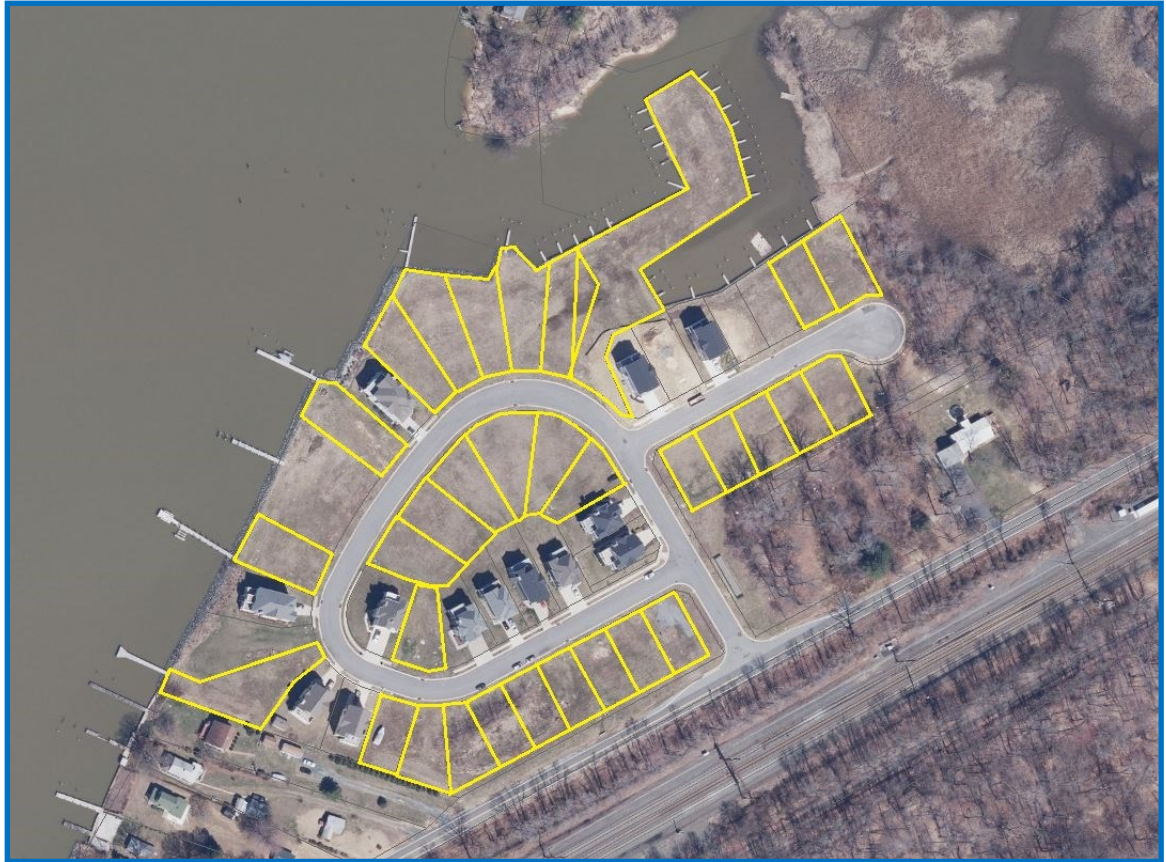
**Offer Format:** Letter of intent and addressed as follows:

Susquehanna Corporation, SFH 5 Inc.  
c/o Jake Ermer  
Hogan Companies, LLC  
2661 Riva Road, Suite 300  
Annapolis, MD 21401



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## Gabler's Shore



Aerial view with available lots highlighted





## **Gabler's Shore Community Photos**





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## Gabler's Shore Community Photos







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## Gabler's Shore Comparable Waterfront Home Sales Sampling

	<b>932 Seneca Park Rd BALTIMORE, MD 21220</b> Sold Price List Price % Diff DOMM DOPP BR FB HB LvlS Fpls Gar Lot Sqft Liv Sqft Built \$465,000 \$475,000 -2.11 146 146 4 3 1 3 1 1 10,800 3,330 2005 Transaction Type: Standard Seller Subsidy \$0 Sold Date 23-Jan-2015 Adv Sub: \$2,000 BUYERS AGENT BONUS Model: Total Assessed: \$375,800 Style: Contemporary Bsmt: Yes, Daylight, Full, Full, Fully Finished, Walkout Le Total Taxes: \$5448.40 Type: Detached Water Oriented/Front/Access: Yes/Yes/Yes	BC8343781
	<b>3514 Galloway Rd BALTIMORE, MD 21220</b> Sold Price List Price % Diff DOMM DOPP BR FB HB LvlS Fpls Gar Lot Sqft Liv Sqft Built \$660,000 \$699,900 -5.70 0 0 4 2 1 3 0 2 14,100 0 2009 Transaction Type: Standard Seller Subsidy \$0 Sold Date 30-Mar-2015 Adv Sub: BOWLEYS QUARTERS Model: Total Assessed: \$564,900 Style: Colonial Bsmt: No, Total Taxes: \$7078.44 Type: Detached Water Oriented/Front/Access: Yes/Yes/Yes	BC8581448
	<b>3662 Galloway Rd BALTIMORE, MD 21220</b> Sold Price List Price % Diff DOMM DOPP BR FB HB LvlS Fpls Gar Lot Sqft Liv Sqft Built \$525,000 \$625,000 -16.00 34 105 4 3 1 3 0 1 15,700 0 2005 Transaction Type: Standard Seller Subsidy \$10,000 Sold Date 25-Sep-2015 Adv Sub: BOWLEYS QUARTERS Model: Total Assessed: \$488,600 Style: Colonial Bsmt: Yes, Full, Fully Finished, Heated, Daylight, Full, Wa Total Taxes: \$7163.68 Type: Detached Water Oriented/Front/Access: Yes/Yes/Yes	BC8665399
	<b>3815 Clarks Point Rd BALTIMORE, MD 21220</b> Sold Price List Price % Diff DOMM DOPP BR FB HB LvlS Fpls Gar Lot Sqft Liv Sqft Built \$734,900 \$749,900 -2.00 0 0 4 3 1 3 2 2 17,150 0 2015 Transaction Type: Standard Seller Subsidy \$0 Sold Date 30-Oct-2015 Adv Sub: BOWLEYS QUARTERS Model: Total Assessed: \$263,200 Style: Colonial Bsmt: No, Total Taxes: \$3607.26 Type: Detached Water Oriented/Front/Access: Yes/Yes/Yes	BC8675642
	<b>2112 Gablers Shore Ct ABERDEEN, MD 21001</b> Sold Price List Price % Diff DOMM DOPP BR FB HB LvlS Fpls Gar Lot Sqft Liv Sqft Built \$480,000 \$499,900 -3.98 432 432 3 2 1 3 1 2 6,490 3,200 2013 Transaction Type: Standard Seller Subsidy \$15,000 Sold Date 08-Aug-2014 Adv Sub: GABLERS SHORE Model: CHRISTOPHER MICHAEL Total Assessed: \$582,300 Style: Traditional Bsmt: No, Total Taxes: \$2749.99 Type: Detached Water Oriented/Front/Access: Yes/No/Yes	HR8076489
	<b>88 Kingston Park Ln MIDDLE RIVER, MD 21220</b> Sold Price List Price % Diff DOMM DOPP BR FB HB LvlS Fpls Gar Lot Sqft Liv Sqft Built \$425,000 \$425,000 .00 7 7 4 2 1 3 1 6,316 2,328 2006 Transaction Type: Standard Seller Subsidy \$0 Sold Date 27-Feb-2015 Adv Sub: HAWTHORNE Model: Total Assessed: \$376,100 Style: Colonial Bsmt: No, Total Taxes: \$4980.48 Type: Detached Water Oriented/Front/Access: Yes/Yes/Yes	BC8526365



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 Hogan Companies Residential | (410) 266-5100

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Prepared on November 06, 2015