

# SPECIALTY PROPERTY FOR SALE

## FORMER BED & BREAKFAST LOCATED IN CARROLL COUNTY

120 WATER STREET

NEW WINDSOR, MARYLAND 21776

FOR SALE



BROKERAGE • CONSULTING • INVESTMENT • DEVELOPMENT

[HOGANCOMPANIES.COM](http://HOGANCOMPANIES.COM)

# CONTENTS

The Offering	3
Property Gallery	4
Aerial Overview	6
Property Details	7
Location Overview	8
Transaction Details	9

Victor White, Broker and Chief Operating Officer  
(410) 266 - 5100 ext 121 (office)  
(443) 468-6442 (mobile)  
[vwhite@hogancompanies.com](mailto:vwhite@hogancompanies.com)

HOGAN  
2077 Somerville Road  
Suite 206  
Annapolis, Maryland 21401  
(410) 266 - 5100



# THE OFFERING

## 120 Water Street

HOGAN is pleased to offer for sale, a rare and exceptional property located in the historic Town of New Windsor. Commonly referred to as, "Atlee House", 120 Water Street ("The Property") once operated as a full-service Bed & Breakfast and Cafe. The Colonial-style mansion is +/- 5,242 sf in size and improved with 6 bedrooms, 5 full bathrooms, 3 half bathrooms, and a private owner's quarters on +/- 0.88-acres.

120 Water Street was originally built c. 1800 by Isaac Atlee, who founded the town of New Windsor.

This property combines an impressive structure with an incomparable location, sure to be of interest to religious and institutional organizations as well as those seeking an impressive country estate. 120 Water Street presents a truly rare opportunity to become a part of the New Windsor community in Carroll County, Maryland.

For more information, contact:

Victor White, Broker and Chief Operating Officer  
(410) 266 - 5100 ext 121 (office)  
(443) 468-6442 (mobile)  
[vwhite@hogancompanies.com](mailto:vwhite@hogancompanies.com)



# PROPERTY GALLERY



120 Water Street ("Atlee House"), constructed c. 1800, exudes remarkable charm from days gone by.



# PROPERTY GALLERY



Ownership has made improvements to the overall property, while maintaining its original character.



# AERIAL OVERVIEW



# PROPERTY DETAILS

**Address:** 120 Water Street

New Windsor, Maryland 21776 (Town of New Windsor)

Tax Account Number	Tax Map	Grid	Parcel	Acreage
11-002803	0700	0009	0438	0.879

**Property Type:** Specialty - Commercial

**Zoning:** Village Center (VC)

**Building Size:** +/- 5,242 sf

**Acreage:** +/- 0.88-acres

**Number of Stories:** 3

**Year Built:** c. 1800

**Location Highlights:** Adjacent to Town Parks & Recreation facilities

Less than 10 miles away from Westminster

Immediate access MD Route 75 and MD Route 31

\*Use and Occupancy Certificate for a Bed & Breakfast can convey with sale

**Real Estate Auction**  
 PROPERTY OF J. W. CROSS  
 Better Known As The Dennis Maynard Farm, New Windsor, Maryland.  
**Tuesday, August 30, 10 A. M.**  
 WITHOUT RESERVE

This property adjoins city limits and consists of 158 acres, sub-divided into home sites and small acreage tracts. Also one

**10 ROOM DWELLING HOUSE**  
 Suitable for two families, one tenant house, one spring house and two barns. These buildings are all in first class condition. This is a wonderful opportunity for a home or investment. It is an ideal site for a Lumber and Coal Yard or Warehouse.

**EXACT PICTURE OF ORIGINAL HOME.**  
 This beautiful Southern Home, situated in Carroll County, at New Windsor, 36 miles West of Baltimore, together with 158 acres divided into town lots and small acreage will be sold on Tuesday, August 30, at Absolute Auction.  
 This farm is known as Sulphur Spring Farm and the home of the original founder of New Windsor, Col. Atlee, the Revolutionary war hero. Col. Atlee's son who was born and reared here married Gen. "Mad" Anthony Wayne's daughter that lends color and prestige but few homes can boast.  
 This tract adjoins the corporate limits of New Windsor, and extending 1250 feet in front of the Blue Ridge College, on the State Road, will be offered as building sites. It is the most desirable building location in the county.  
 The home consists of an expensive bath, lights and modern conveniences. It will be offered together with about 2 acres or as much land as one desires. There is no Hotel in New Windsor and an owner would have an excellent opportunity to turn it into a Hotel.  
 The farm has about 1000 feet of railroad frontage and all tracts will either front on a good Road or Railroad. The man who misses the sale may miss the opportunity of a life time.

**Ford Car Given Away Free**  
 BAND CONCERT Refreshments will be served by the Ladies of the Methodist and Presbyterian Churches.  
 A Lot Will Be Sold And The Proceeds Given To The Above Churches  
**Terms:** One-third Cash, Balance Easy. Last Opportunity to get Railroad Frontage  
**SMYTH BROS.**

# LOCATION OVERVIEW

## New Windsor, Maryland

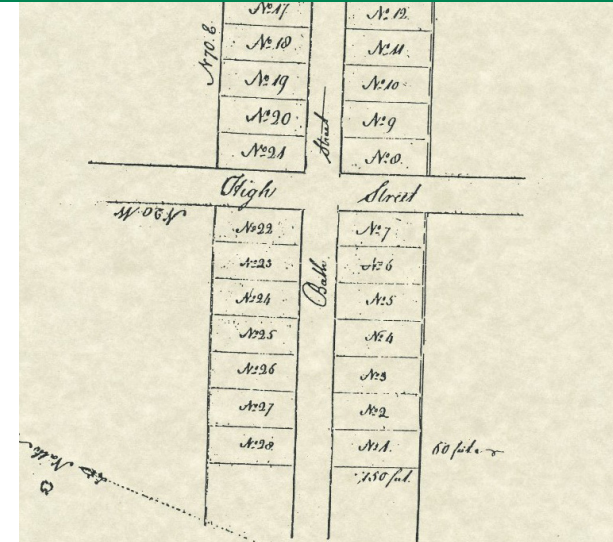
The Town of New Windsor was laid out and surveyed into 28 lots in 1797 by Isaac Atlee who hailed from Lancaster, PA. He hoped to capitalize on traffic coming to and from Winchester, VA. and Philadelphia on a spur that fled Monocacy Road, a wagon trail situated some miles north of town. A novice real estate speculator, Atlee saw the crossroads that is now Main and High Street as a natural location for a town.

The railroad arrived in 1862 and New Windsor began to prosper. Farmers and merchants were able to quickly transport their products to outside markets while shop keepers imported goods from major cities at the time. Tourists arrived, by rail, in massive numbers to escape the summer heat and soak up some of the spring water believed to have sulphur at the time.

The town is proud of its unique architecture. Elegant, stately homes sit at the top of Church Street, originally called Quality Hill. There, you will find houses constructed in the Colonial Revival, Classical Revival, Queen Anne, and Bungalow styles. Today, New Windsor continues to honor its rich history and preserve its atmosphere, while welcoming new families into the modern-day small-town. The community prides itself on exhibiting the same charm, appeal, and promise it enjoyed more than two-hundred years ago.

Sources: [newwindsormd.gov/town-history/](http://newwindsormd.gov/town-history/)

<https://www.newwindsorheritage.org/history>



# TRANSACTION DETAILS

## Due Diligence Items in Document Vault

- Deed Records
- Floorplans
- Detailed Equipment Information

## Letters of Intent format preferred for initial offer

- Terms: Closing subject to buyer feasibility period
- Price: \$799,000
- Deposit: 5% of the purchase price. Non-refundable subject to study period
- Feasibility Period: No longer than 60 days
- Condition: "As-is, Where-is"
- Prospective buyers must provide 24-Hour notice prior to showing



## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Hogan nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.