



THE HOGAN COMPANIES

INTEGRITY • EXPERIENCE • RESULTS

**PRICE REDUCED**

**\$650,000**

## Gabler's Shore

Harford County Waterfront Community  
31 Developed Single Family Lots,  
Perryman Road  
Aberdeen, MD 2100

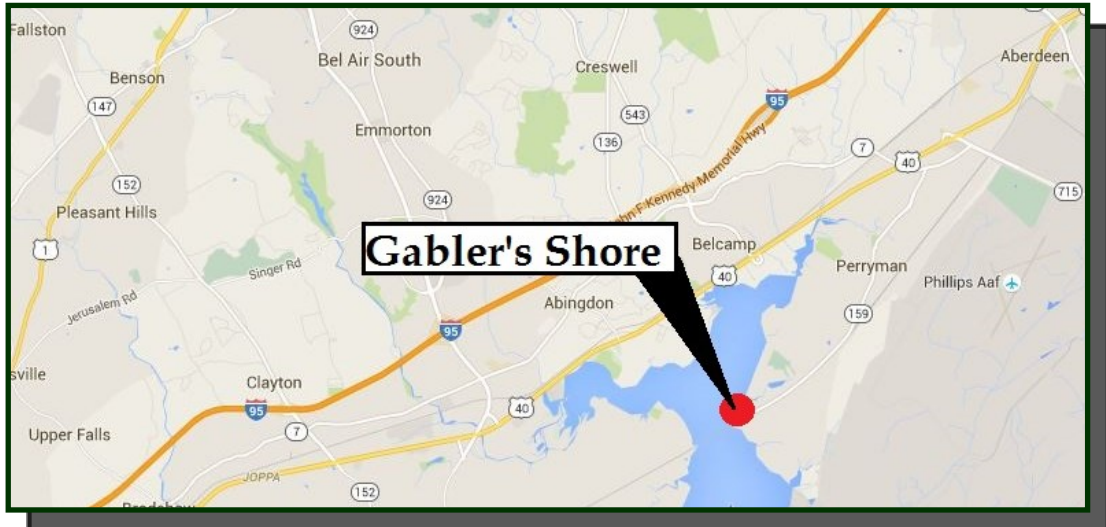


Development • Investment • Consulting • Brokerage

Contact: Jake Ermer, VP  
[jermer@hogancompanies.com](mailto:jermer@hogancompanies.com)

2661 Riva Road, Suite 300 Annapolis, Maryland 21401  
Office: (410) 266-5100 Toll Free: (866) 22-HOGAN Fax: (410) 266-9432  
[www.hogancompanies.com](http://www.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:** Six Hundred Fifty Thousand Dollars (\$650,000.00)

**Closing Terms:** Bulk closing following 30 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:

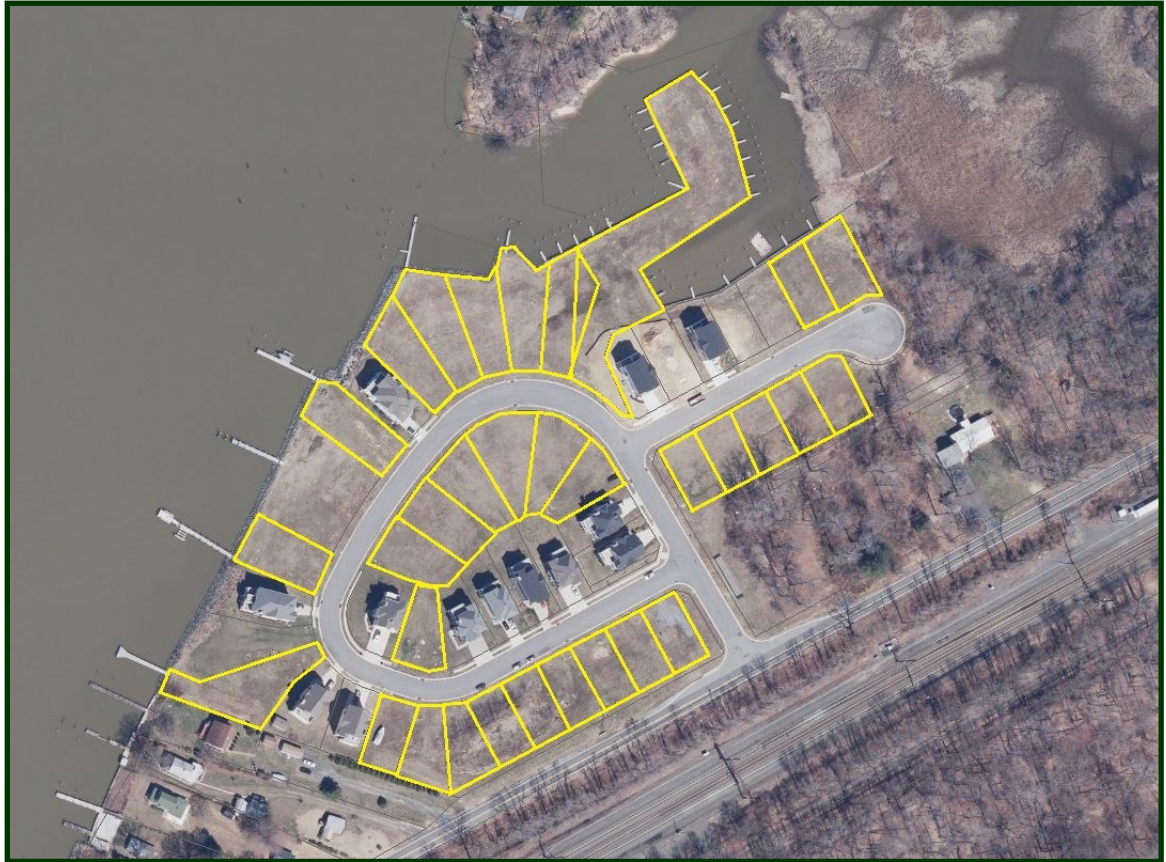
Susquehanna Corporation, SFH 5 Inc.  
 c/o Jake Ermer  
 Hogan Companies, LLC  
 2661 Riva Road, Suite 300  
 Annapolis, MD 21401



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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

	932 Seneca Park Rd BALTIMORE, MD 21220 <span style="float: right;">BC8343781</span>															
	Sold Price	List Price	% Diff	DOMM	DOMP	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									
	3514 Galloway Rd BALTIMORE, MD 21220 <span style="float: right;">BC8581448</span>															
	Sold Price	List Price	% Diff	DOMM	DOMP	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									
	3662 Galloway Rd BALTIMORE, MD 21220 <span style="float: right;">BC8665399</span>															
	Sold Price	List Price	% Diff	DOMM	DOMP	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									
	3815 Clarks Point Rd BALTIMORE, MD 21220 <span style="float: right;">BC8675642</span>															
	Sold Price	List Price	% Diff	DOMM	DOMP	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									
	2112 Gablers Shore Ct ABERDEEN, MD 21001 <span style="float: right;">HR8076489</span>															
	Sold Price	List Price	% Diff	DOMM	DOMP	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									
	88 Kingston Park Ln MIDDLE RIVER, MD 21220 <span style="float: right;">BC8526365</span>															
	Sold Price	List Price	% Diff	DOMM	DOMP	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									



Jacob Ermer | (410) 507-4061 | jermer@hogancompanies.com

Hogan Companies Residential | (410) 266-5100

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Prepared on November 06, 2015