



4 Apartments

1216 Bolton Street
in *Historic Bolton Hill, Baltimore, 21217*

- 2 One-Bedroom Apartments
- 1 One-Bedroom + Den
- 1 Two-Bedroom Apartment

» Property

BUILT	1890 circa
ZONING	R5 (Transform New Zoning) – 4 Dwelling Units
LOT	18'4" x 150' Block 420, Lot 11
SIZE	3,600 Gross Building Area

» Apartment Descriptions:

FIRST / BASEMENT	2 BR Apt: wall-to-wall carpet, some paneled walls, 2x2 lay-in ceiling tile. Bath has 12x12 vinyl tile, vanity, steel tub with plastic wall board.
SECOND FLOOR	1 BR Apt: 12x12 vinyl tile in living areas, marble fireplace mantel in living room. Celotex ceiling tile. Kitchen has 24" gas range, refrigerator, metal cabinet with porcelain sink top. Bath has 12x12 vinyl tile floor, vanity, steel tub with vinyl tub surround.
THIRD FLOOR	1 BR Apt: w/w carpet in living areas, exposed brick fireplace. Kitchen has laminate floor, metal cabinets with formica counter, 20" gas range and refrigerator. Bath has carpet floor, vanity, vintage clawfoot tub.
FOURTH FLOOR	1 BR + Den Apt: w/w carpet in living areas, exposed brick walls, celotex ceiling tile. Kitchen has 12x12 vinyl tile floor, wood cabinets, formica counter, 30" gas range. Bath has 12x12 vinyl tile floor, vanity, cast iron tub with ceramic tile tub surround.

» Exterior

CONSTRUCT	Brick Building with Brick Foundation.
ROOF	Modified Rubber roof.
WINDOWS	Wood double-hung with storm panels.
PARKING	Street parking only
FIRE ESCAPE	Steel fire escape.
AMENITIES	Coin Washer & Dryer in the basement

» Environmental

LEAD PAINT	Dust wipes per MDE standards
OIL	275-gallon oil tank in basement.
ASBESTOS	None observed.
TRASH	City pick-up included in property tax.

» Utilities

HEAT	1994 Central oil-fired forced air furnace provides heat to the entire building.
COOLING	Tenants provide window air conditioning.
HOT WATER	40-gallon gas fired water heater.
ELECTRIC	5 electric meters, each with a 60-amp or 100-amp main disconnect with Square D circuit breakers.
GAS	4 Gas meters.
PLUMBING	1" Copper water main. All copper interior pipe.



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\$425,000 subject to \$120 Ground Rent

\$106,250 per unit. \$118 per sq. ft. \$120 Annual ground rent.

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