



3 Apartments

2444 Callow Avenue

in *Historic Reservoir Hill, Baltimore, 21217*

3 Two-Bedroom Apartments

1 Unlicensed basement apartment

» Property

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| BUILT | 1920 |
| ZONING | R7 – 3 Dwelling Units |
| LOT | 28' x 124'7" Block 3457, Lot 29F |
| SIZE | 3,600 Gross Building Area |

» Kitchens and Baths

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|--------------|---|
| TERRACE | Ceramic tile floor throughout, wood Cabinets, Formica counters, 30" electric stove. Bath has ceramic floor, vinyl shower stall. |
| FIRST FLOOR | Marble tile floor in kitchen and bath. Kitchen has wood cabinet, laminate counter, 30" gas range. Bath has steel shower-tub, vanity, and marble tile walls and floor. |
| SECOND FLOOR | Wood cabinet, laminate counter, 30" gas range, ceramic tile floor. Bath has ceramic tile floor and shower enclosure with a steel tub/shower and a modern vanity. |
| THIRD FLOOR | Wood cabinets, laminate counter, 30" gas range, ceramic tile floor. Bath has steel tub/shower, modern vanity, with ceramic tile floor and tub surround. |

» Exterior

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| CONSTRUCT | Brick Building with Stone Foundation. |
| ROOF | Modified rubber roof. |
| WINDOWS | Vinyl replacement windows. Wood doors. |
| PARKING | 2 car parking pad in rear. |
| FIRE ESCAPE | Wood fire escape on rear. |
| AMENITIES | ½ block from Druid Hill Park, I-83. |

» Environmental

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|------------|------------------------|
| LEAD PAINT | Non-compliant property |
| OIL | No oil tanks observed. |
| ASBESTOS | No asbestos observed. |

» Interior

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| WALLS & CEILNGS | Mix of drywall and plaster. Mold and water leaks noted in several areas. |
| FLOORS | Living areas have wall-to-wall carpet with some wood floors. |

» Utilities

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|-----------|---|
| HEAT | Gas fired Goodman 80% forced air furnace in each apartment. |
| HOT WATER | 40-gallon gas fired water heater. |
| ELECTRIC | 200 Amp total service with circuit breakers to each apartment. Wire appears to be non-professional. |
| COOLING | Some ceiling fans. Tenants provide window air conditioning. |
| TRASH | City pick-up included in property taxes |



Call Ben Frederick, III, CCIM

410 752 6400 Seller's Exclusive Agent

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\$160,000 subject to Ground Rent

\$68,333 per unit. \$57 per sq. ft. \$120 ground rent.

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