



## 5 Bedroom Rental House

207 East 33<sup>rd</sup> Street  
in *Historic Charles Village, Baltimore, 21218*

5 Bedrooms

### » Property

|         |  |
|---------|--|
| BUILT   | 1918   |
| ZONING  | R6 – Single Family House                           |
| LOT     | 21' x 100' Block 3878, Lot 4                       |
| SIZE    | 1,960 Gross Building Area                          |
| LICENSE | Licensed under Baltimore's new Rental License Law. |

### » Kitchens and Baths

|             |  |
|-------------|--|
| CABINET     | Wood Cabinets, Laminate/Formica counters.  |
| APPLIANCE   | 30" electric range, dishwasher, refrigerator.  |
| BATH        | Shower-tub in each of two full bathrooms. Ceramic tile or vinyl tub surround. Modern vanity sink.  |
| THIRD FLOOR | Wood cabinets, formica counter, 20" gas range, 12x12 vinyl floor. Bath has wall-hung sink, cast iron shower-tub with ceramic surround and 12x12 vinyl floor. |

### » Exterior

|           |  |
|-----------|--|
| CONSTRUCT | Brick Building with Stone Foundation.  |
| ROOF      | Flat Roof. Modified Rubber.            |
| WINDOWS   | Vinyl replacement windows. Wood doors. |
| PARKING   | 2 car parking pad in rear              |
| AMENITIES | Washer & Dryer in the basement         |

### » Environmental

|            |                                 |
|------------|---------------------------------|
| LEAD PAINT | Dust wipes per MDE standards    |
| OIL        | Abandoned oil tank in basement. |
| ASBESTOS   | No asbestos observed.           |

### » Utilities

|           |  |
|-----------|--|
| HEAT      | Gas fired hot water radiator heat.                                       |
| COOLING   | Some ceiling fans. Tenants provide window air conditioning.              |
| HOT WATER | 2009 GE 40-gallon gas water heater.                                      |
| ELECTRIC  | 100 Amp total service with Square D circuit breakers.                    |
| PLUMBING  | Copper water main with a mix of galvanized, copper & plastic water pipe. |

### » Interior

|                  |   |
|------------------|---|
| BEDROOMS         | Dining room on first floor could be used as a 5 <sup>th</sup> bedroom. 3 full size bedrooms on the second floor with a shared bathroom. 3 <sup>rd</sup> floor suite has a large bedroom and in-suite full bathroom. |
| WALLS & CEILINGS | Terrace has drywall ceilings and walls; Upper floors have a mix of drywall and painted paneling walls and Celotex ceiling tile or suspended grid ceilings.  |
| FLOORS           | Ceramic tile kitchen and bathroom floors. Veneer hardwood flooring with decorative inlay edging in living areas.  |
| BASMEMENT        | Full unfinished basement with walk-out rear door.   |
| TRASH            | City pick-up included in property taxes.  |



Call Ben Frederick, III, CCIM

**410 752 6400** Seller's Exclusive Agent

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**\$339,000 \$120 annual Ground Rent**

*\$173 per sq. ft. Subject to \$120 Annual Ground Rent*

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