



4 Apartments

2739 Saint Paul Street

Historic Charles Village, Baltimore City, MD 21218

- 2 One-Bedroom Apartments
- 2 Two-Bedroom Apartments

» Property

BUILT	1905
ZONING	R8
LOT	18' x 123' Block 3842, Lot 27
SIZE	3,422 Sq.Ft. Gross Building Area

» Kitchens and Baths

CABINETS	Wood cabinets with laminate counters.
APPLIANCES	Gas range and refrigerator in each apartment. 1 st Floor apartment has stainless steel appliance with a dishwasher and full size 30" gas range. 1 st floor has a full size washer-dryer in the unit.
BATHS	Shower/tubs with ceramic tile tub enclosure and a modern vanity.

» Interior

WALLS & CEILINGS	Plaster walls & ceilings.
FLOORS	Original hardwood floors in living areas. 1 st Flr has ceramic bath floor and wood kitchen floor. 2 nd flr has 12x12 vinyl kitchen and bath floors, and 3 rd floor has linoleum kitchen and bath floors.

» Utilities

HEAT	Central gas-fired hot water radiator heating system.
HOT WATER	Central 40-gallon 2015 Rheem gas-fired water heater.
ELECTRIC	400 Amp total service separate meter to each apartment with 100-Amp Cutler Hammer circuit breaker to each.
GAS	1 gas meter.
PLUMBING	Copper main water pipe. Interior appear to be copper. Some PVC drain lines, some cast iron.
TRASH	City pick-up and recycling included in property taxes.

» Exterior

CONSTRUCT	Brick Building with Brick Foundation.
ROOF	.
WINDOWS	Vinyl replacement windows throughout.
PARKING	1-car parking pad in rear.
FIRE ESCAPE	Steel fire escape on rear.
AMENITIES	Large wood deck for 1 st flr apt.
SCORES	90 Walking Score, 61 Transit, 86 Bike Score. Crime grade "B".

» Environmental

LEAD PAINT	Lead Safe per MDE standards
OIL	No tanks observed.
ASBESTOS	Some asbestos insulation on heat pipe.
MOLD	Extensive mold on walls in Terrace Apt.



Call Ben Frederick, III, CCIM

410 752 6400 *Seller's Exclusive Agent*

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\$399,000 subject to \$120 Ground Rent

\$107,250 per unit. \$125 per sq. ft. \$120 Annual Ground Rent redeemable for \$2,000.

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