



## 2 Apartments

1836 Loch Shiel Rd  
in "Loch Raven Village", Baltimore County,  
21286

### 2 Two-Bedroom Apartments

#### » Property

BUILT	1949
ZONING	DR 10.5 – 2 Dwelling Units
LOT	.077-acre, tax ID 04090923001020
SIZE	1920 sq. ft. Gross Living Area

#### » Kitchens and Baths

KITCHENS	Vinyl tile flooring. 1 <sup>st</sup> floor apt has wood cabinets and counters; 2 <sup>nd</sup> floor apt has original wood cabinets, formica counters, and porcelain sink.
APPLIANCE	30" gas stoves, refrigerators.
BATHROOM	Cast iron tubs with ceramic tile tub surround. 1 <sup>st</sup> floor apt has 1.5 baths. 2 <sup>nd</sup> floor apt has original pedestal sink.

#### » Interior

WALLS & CEILINGS	Drywall.
FLOORS	Original hardwood floors in bedrooms and living areas. Vinyl tile in kitchens, ceramic tile in baths.

#### » Exterior

CONSTRUCT	Brick with concrete block foundation.
ROOF	Slate roof.
WINDOWS	Mostly vinyl replacement windows.
PARKING	Street.
FIRE ESCAPE	None required on 2 story building.

#### » Environmental

LEAD PAINT	Dust wipes per MDE standards.
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

#### » Utilities

HEAT	Separate Gas fired forced air heat. Trane 2003 & American Standard 2003.
AIR CONDITIONING	Tenants use window units.
HOT WATER	Separate gas fired 40-gal heaters. AO Smith 2017 & 2018.
ELECTRIC	Two meters with 100 Amp total service. Each tenant pays their own electric.
GAS	Two gas meters. Each tenant pays their own gas.
PLUMBING	Copper.
TRASH	City pick-up included in property taxes.



**Call Tom Fair, Advisor / Principal**

**443 616 1041** Seller's Exclusive Agent

**410 235 9500**  
**www.BenFrederick.com**

**\$225,000 in fee simple**

\$112,500 per unit. \$117 per sq. ft. no ground rent.

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