



## 7 Apartments

1321 Eutaw Place

in Historic Bolton Hill, Baltimore City Maryland 21217

- 2 One-Bedroom Apartments
- 4 Two-Bedroom Apartments
- 1 Three-Bedroom Apartments

### » Property

<b>BUILT</b>	1880, total gut rehab circa 1985
<b>ZONING</b>	OR-1 – Office-Residential, 7 Dwellings Unit License
<b>LOT</b>	55' x 130' Block 400 Lot 23
<b>SIZE</b>	8,544 Gross Building Area

### » Kitchens and Baths

<b>CABINETS</b>	Wood Cabinets, Formica counters, stainless sink.
<b>APPLIANCES</b>	30" electric range, dishwasher, disposal and refrigerator in each apartment. Washer-Dryer in each apartment.
<b>BATHS</b>	Most ceramic tile floors with shower-tub. 2 vintage cast iron clawfoot tubs. Modern vanity or pedestal sink.

### » Interior

<b>WALLS &amp; CEILINGS</b>	10', 12' and 13; ceiling heights. Original wood molding and trim. Plaster walls and ceilings.
<b>FLOORS</b>	Decorative in-lay hardwood veneer flooring in most living areas. Terrace apartments have ceramic tile floors in living areas, with some laminate flooring.
<b>DOORS</b>	Many original raised panel doors. Some pocket doors.
<b>WINDOWS</b>	Dual pane replacement windows throughout. Wood windows in front; vinyl on the sides and rear.

### » Utilities

<b>HEAT</b>	Separate gas fired forced air heating for each apartment.
<b>AIR CONDITIONING</b>	Central Air Conditioning in each unit.
<b>HOT WATER</b>	Each unit has a 30- or 40-gallon gas-fired water heater.
<b>ELECTRIC</b>	All new wiring with 100 Amp Main to each unit.
<b>PLUMBING</b>	All water pipes appear to be copper.
<b>TRASH</b>	Waste Management Dumpster at \$105/month

### » Exterior

<b>CONSTRUCT</b>	Brick construction.
<b>ROOF</b>	Modified Rubber Roof.
<b>PARKING</b>	7 off-street parking spaces.
<b>FIRE ESCAPE</b>	steel.
<b>AMENITIES</b>	Washer-dryer in each apartment. Large side yard. 3 blocks from MICA, 2 Blocks to State Center Metro.

### » Environmental

<b>LEAD PAINT</b>	Lead Safe per MDE standards
<b>OIL</b>	No oil tanks observed.
<b>MOLD</b>	No mold observed.
<b>ASBESTOS</b>	No asbestos observed.

Seller will convey 100% membership interests in the Limited Liability Company whose sole asset is this Property.



Call Ben Frederick, III, CCIM

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

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**\$1,100,000 in fee simple**

\$157,143 per unit. \$129 per sq. ft. No ground rent.

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