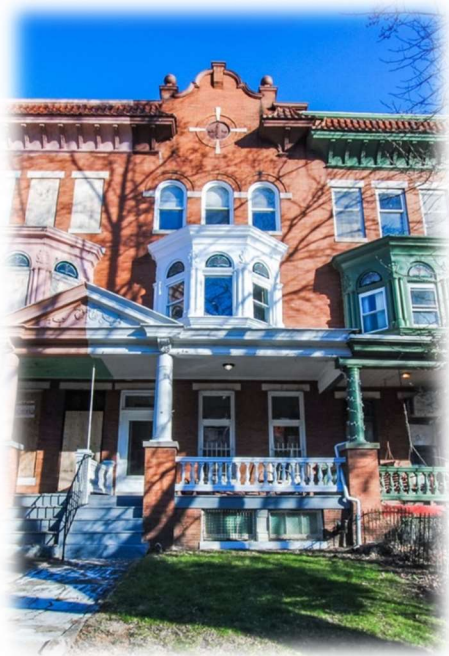




BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



3 Apartments

2731 Calvert St.

in Charles Village, Baltimore City, 21218

2 1-Bedroom Apartments

1 2-Bedroom Apartment

» Property

BUILT	1908
ZONING	R6 – 3 Dwelling Units
LOT	18' x 154' Block 3843, Lot 40
SIZE	2,940 Sq. Ft. Gross Living Area

» Interiors

KITCHENS	1 st and 2 nd floors renovated in 2018 with granite countertops, new wood cabinets, 30" gas ranges, and hardwood floors. 3 rd floor has laminate counters, wood cabinets, 30" gas range, and vinyl tile floors.
BATHS	1 st and 2 nd floors renovated in 2018 with modern vanities, steel tubs with ceramic tile enclosures, and ceramic tile floors. 3 rd floor has modern vanity, steel tub with ceramic tile enclosure, and vinyl plank floor.
WALLS	Drywall throughout 1 st and 2 nd floors; 3 rd floor has plaster walls.
FLOORS	Hardwood floors throughout 1 st and 2 nd floors, 3 rd floor has wood parquet.

» Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Rubber roof with aluminum fiber coating.
WINDOWS	Vinyl replacement windows.
PARKING	2-car concrete parking pad.
FIRE ESCAPE	Steel fire escape in rear.
AMENITIES	1 st and 2 nd floor have new rear decks. Large fenced-in backyard.

» Utilities

HEAT	1-pipe steam radiator heat; oil-fired boiler.
HOT WATER	Bradford-White 40 gallon gas water heater, 2015.
ELECTRIC	4 meters; 400 amp total service. 100 amps each to public service and first floor; 60 amps each to 2 nd and 3 rd floors.
GAS	1 gas meter.
PLUMBING	Copper water main. Water supply pipes mix of copper and C-PVC; drain lines mix of PVC, cast iron, and galvanized steel.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Environmental

LEAD-BASED PAINT	All units have lead certificates.
OILTANKS	2 tandem above-ground 275 gallon oil tanks in basement.
ASBESTOS	None observed.



Call Tom Fair

443 616 1041 Seller's Exclusive Agent

www.BenFrederick.com
410 235 9500

\$395,000 in fee simple

\$131,667 per unit. \$134 per sq. ft. no ground rent

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