



# BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



## 3 Apartments

2729 Saint Paul Street  
in Charles Village, Baltimore City, 21218

### 3 2-Bedroom Apartments

#### » Property

BUILT	1897
ZONING	R8 – 3 Dwelling Units
LOT	18' x 123' Block 3842, Lot 32
SIZE	3,366 Sq. Ft. Gross Living Area

#### » Interiors

KITCHENS	1 <sup>st</sup> floor has 30" gas range; 2 <sup>nd</sup> & 3 <sup>rd</sup> floors have 24" gas ranges. All units have laminate countertops and cabinets; stainless steel sinks; and dishwashers. 1 <sup>st</sup> floor and 2 <sup>nd</sup> floor have hardwood floors in kitchen; 3 <sup>rd</sup> floor has vinyl tile flooring.
BATHS	Steel tubs; vinyl tile floors; 1 <sup>st</sup> floor has porcelain pedestal sink; other floors have modern vanities.
WALLS	Mix of plaster and drywall.
FLOORS	Hardwoods throughout living areas.
LAUNDRY	Shared clothes washer & electric dryer in basement.

#### » Exterior

CONSTRUCT	Brick construction with brick foundation.
ROOF	Rubber roof with aluminum fiber coating.
WINDOWS	Vinyl replacement windows throughout.
PARKING	2 car concrete parking pad.
FIRE ESCAPE	2-story wood deck in rear provides egress.

#### » Utilities

HEAT	Columbia hot water boiler, 2018; 150,000 BTU.
HOT WATER	3 40-gallon water heaters, 1 dated 2014, 2 dated 2015.
ELECTRIC	4 meters; 400 amp total service; 100 amps to 1 <sup>st</sup> floor and 60 amps each to 2 <sup>nd</sup> & 3 <sup>rd</sup> floors & public service.
GAS	3 gas meters.
PLUMBING	Copper water main. Interior water supply pipes mix of copper and C-PVC. All visible drain lines PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

#### » Environmental

LEAD-BASED PAINT	All units have lead certificates.
OILTANKS	None observed.
ASBESTOS	Asbestos heat shield above boiler in basement.



Call Tom Fair

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

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

**\$440,000 subject to ground rent**

\$146,000 per unit. \$131 per sq. ft. \$120 annual ground rent

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