



4 Bedroom Rental House

312 E 33rd Street
in Historic Charles Village, Baltimore City

4 Bedrooms, 1.5 Baths

» Property

BUILT	1920
ZONING	R-6; Single Family
LOT	16' x 116' Block 3872B Lot 7
SIZE	1,716 sq. ft. Gross Living Area

» Kitchens and Baths

KITCHEN	Wood cabinets and laminate counters; 5-burner stainless steel gas range, stainless steel dishwasher; stainless steel sink. Vinyl flooring.
BATHROOMS	2 nd floor bath: modern vanity, ceramic tile floor; steel tub with ceramic tile enclosure. Stained glass window. Basement ½ bath: modern vanity, vinyl tile floor.

» Interior

WALLS & CEILINGS	Mix of plaster and drywall. 9'+ high ceilings. Living room features built-in bookshelves and china cabinet. Basement unfinished.
FLOORS	Refinished original veneer hardwood on first floor; hardwood on second floor.
BASEMENT	Full, unfinished basement with concrete floor.

» Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Flat roof, modified rubber with aluminum fiber coating.
WINDOWS	Vinyl replacement windows throughout, except for first floor front window.
PARKING	Street.
FIRE ESCAPE	None required on 2 story building.

» Environmental

LEAD PAINT	Dust swipe test lead cert available.
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	Columbia gas-fired hot water boiler.
HOT WATER	Bradford White 50-gallon gas-fired water heater.
ELECTRIC	One meter, 150 amp service.
GAS	One gas meter.
PLUMBING	Copper water main. All visible water supply lines copper or C-PVC. Drain lines a PVC and cast iron.
TRASH	City pick-up included in property taxes.
LAUNDRY	Clothes washer/dryer in basement.



Call Tom Fair, Advisor / Principal

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\$270,000 in fee simple

\$157 per sq. ft. no ground rent.

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