



5 Bedroom Rental House

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

5 Bedrooms, 4 Baths

» Property

BUILT	1918
ZONING	R-6; Single Family
LOT	21' x 100' Block 3878, Lot 13
SIZE	1,925 Sq. Ft. Gross Living Area
LICENSE	Licensed under Baltimore's new rental license law.

» Kitchens and Baths

KITCHEN	Laminate countertops and cabinets; stainless steel sink; 30" gas range; vinyl tile floors
BATHROOMS	1 st fl, 2 nd fl, and 3 rd fl baths have ceramic tile floors and cast iron tubs with tile enclosures. 1 st floor has wall-hung sink, 2 nd and 3 rd floors have modern vanities. Basement bath has vinyl tile floor, wall-hung sink, and cast iron tub with vinyl enclosure.

» Interior

WALLS & CEILINGS	Mix of plaster and drywall.
FLOORS	Veneer hardwoods in living room, dining room, and second floor front bedroom. Laminate in two second floor rear bedrooms. Tongue-in-groove hardwoods in two third floor bedrooms.

» Exterior

CONSTRUCT	Brick with stone foundation.
ROOF	Flat roof, rubber with aluminum fiber coating.
WINDOWS	All vinyl replacement windows except for two wood windows in third floor rear.
PARKING	1 car gravel parking pad.
FIRE ESCAPE	Steel fire escape in rear.

» Environmental

LEAD PAINT	Dust wipes per MDE standards.
OIL	Abandoned above-ground 275 gallon oil tank in rear electrical room.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	Hot water radiator heat; Well McClain Boiler dated 1996.
HOT WATER	40-gallon gas-fired Bradford White water heater dated 2015.
ELECTRIC	One meter, 200 amp service. 4 Federal Pacific subpanels noted throughout building.
GAS	One gas meter.
PLUMBING	Galvanized steel water main. C-pvc supply lines.
TRASH	City pick-up included in property taxes.



Call Tom Fair, Advisor / Principal

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\$320,000 in fee simple

\$166 per sq. ft. no ground rent.

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