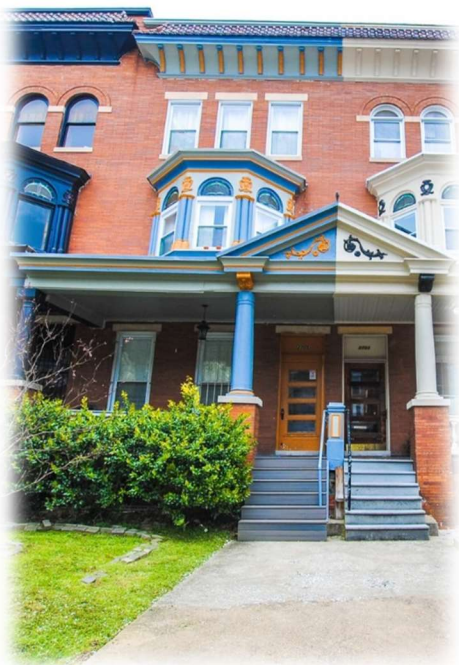




# BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



## 4 Apartments

2705 N Calvert St.

in Charles Village, Baltimore City, 21218

- 2 2-Bedroom, 2 Bath Apartments
- 1 1-Bedroom, 1 Bath Apartment
- 1 Studio Apartment

### » Property

BUILT	~1900
ZONING	R6, Licensed for 3 Dwelling Units and 1 Efficiency.
LOT	18' x 154' Block 3843, Lot 27
SIZE	3,330 Sq. Ft. Gross Living Area

### » Interiors

KITCHENS	Wood cabinets and laminate countertops; stainless steel sinks; 20" gas ranges; mix of laminate and vinyl tile floors.
BATHS	Mix of modern vanities and wall-hung sinks; mix of steel tubs and cast iron tubs, with vinyl enclosures; mix of ceramic tile and vinyl tile floors.
WALLS & CEILINGS	Mix of plaster and drywall; some Celotex ceiling throughout.
FLOORS	Mix of hardwood floors, veneer hardwood floors, and laminate flooring.
LAUNDRY	Shared washer/dryer in basement.

### » Exterior

CONSTRUCT	Brick construction with brick and stone foundation.
ROOF	Modified rubber with aluminum fiber coating; 2 skylights.
WINDOWS	Vinyl replacement windows.
PARKING	2-car parking in rear
FIRE ESCAPE	Steel fire escape in rear.

### » Utilities

HEAT	Gas-fired Columbia steam boiler.
HOT WATER	Gas-fired 50 gallon Rheem water heater, dated 2017.
ELECTRIC	1 electric meter.
GAS	1 gas meter.
PLUMBING	All observable water supply pipes are copper & C-PVC. All observable drain lines are PVC. 1" galvanized steel water main; PEX inside building.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

### » Environmental

LEAD-BASED PAINT	Lead certified via dust wipes.
OILTANKS	Abandoned above-ground 275 gallon oil tank in basement.
ASBESTOS	Possible asbestos insulation observed on radiator steam pipes in basement.



**Call Tom Fair**

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

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

**\$395,000 in fee simple**

*\$98,750 per unit. \$119 per sq. ft. no ground rent*

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