



2 Apartments

924 South Hanover Street
in *Historic Federal Hill, Baltimore MD 21230*

- 1 One-Bedroom Apartment
- 1 Two-Bedroom Apartments

» Property

BUILT	1860, renovated 1988
ZONING	R-7, Authorized for 2 Dwelling Units
LOT	14' wide by 90' deep
SIZE	1,750 Sq.Ft. Improved Gross Building Area

» Kitchens and Baths

CABINETS	Wood cabinets. 1 st floor has butcher block counter, 2 nd floor has formica counter.
APPLIANCES	1 st flr: 24" stainless steel electric range, dishwasher, and refrigerator. 2 nd Flr: 30" electric range and refrigerator.
LAUNDRY	Stack Washer / Dryer in each apartment.
BATHS	1 st flr: 12x12 vinyl tile, steel shower/tub with fiberglass surround. 2 nd flr: linoleum flooring, vinyl shower/tub and vinyl tub surround.
VANITIES	Single vanity on 1 st ; 48" vanity on 2 nd floor.

» Interior

WALLS	Drywall interior.
FLOORS	1 st : Hardwood with 16x16 vinyl tile in kitchen. 2 nd : wall-to-wall carpet in living areas, 12x12 vinyl tile in kitchen.
DOORS	6-panel doors: Steel security entrance, wood interior.
BASEMENT	Crawl space only.
WINDOWS	Wood double hung windows on the front. Side are rear have Aluminum frame replacement windows.

» Utilities

HVAC	Separate York electric heat pump with central air conditioning for each apartment.
HOT WATER	Each unit has a 40-gallon electric water heater
ELECTRIC	All new wiring with 150 Amp Main to each unit.
PLUMBING	All water pipes appear to be copper or CVPVC.
TRASH	Trash removal and recycling provided by City of Baltimore and included in the property taxes.

» Exterior

CONSTRUCT	Brick Townhouse with Brick Foundation.
ROOF	Modified Rubber roof.
FIRE ESCAPE	Wood deck and fire escape on rear.
AMENITIES	Fenced yard. 5 blocks to Oriole Park & Ravens Stadium.

Environmental

LEAD PAINT	Certified Limited Lead Free per MDE standards
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.



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\$339,000 leasehold estate

\$169,500 per unit. \$145 per sq. ft. \$45.50 Annual Ground Rent.

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