



2 Apartments

930 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	1,940 Sq.Ft. Improved Gross Building Area

» Kitchens and Baths

CABINETS	Wood cabinets. 1 st floor has granite counter, 2 nd floor has butcher block counter.
APPLIANCES	30" electric range, microwave, and refrigerator.
LAUNDRY	Stack Washer / Dryer in each apartment.
BATHS	1 st flr: Marble tile floor and tub surround. Steel tub. 2 nd flr: linoleum flooring, vinyl shower/tub w/ vinyl surround.
VANITIES	Vanity with granite top on 1 st floor, marble top on 2 nd flr.

» Interior

WALLS	Drywall interior.
FLOORS	Pre-finished hardwood in most living areas with wall-to-wall carpet in some bedrooms. 16" tile in 1 st floor kitchen, prefinished hardwood in 2 nd floor kitchen.
DOORS	6-panel steel security apartment entrance doors.
BASEMENT	Crawl space only.
WINDOWS	Wood windows on front; replacement windows on rear.

» Utilities

HVAC	Separate 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

\$157,500 per unit. \$162 per sq. ft. \$49.00 Annual Ground Rent.

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