



3 Bedroom - 3 Bath Rented Townhouse

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

» Property

BUILT	1860, renovated 1988
ZONING	R-7, Zoned as Single-Family
LOT	12'9" wide by 90' deep
SIZE	1,750 Sq.Ft. Improved Gross Building Area

» Kitchens and Baths

CABINETS	Wood cabinets. Formica counter.
APPLIANCES	30" stainless steel gas range, microwave, dishwasher, disposal, and refrigerator with ice maker and water dispenser.
LAUNDRY	Full size Washer and Dryer.
BATHS	2 bathrooms on the 2 nd floor each with vinyl sheet flooring, steel tub, ceramic tile tub surround. 3 rd floor bathroom has 12x12 vinyl tile floor, ceramic tile shower (no tub).
VANITIES	Wood vanity with cultured marble top in each bathroom.

» Interior

WALLS	Drywall interior.
FLOORS	Pre-finished hardwood on the first floor, including the kitchen. Wall-to-wall carpet on the upper floors.
DOORS	6-panel steel security apartment entrance doors.
BASEMENT	Crawl space only.
WINDOWS	Wood windows on front; replacement windows on rear.

» Utilities

HVAC	Gas-fired forced air furnace with central air conditioning.
HOT WATER	40-gallon gas water heater dated 2018.
ELECTRIC	All new wiring with 100 Amp circuit breaker power.
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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\$299,000 leasehold estate

\$171 per sq. ft. \$45.50 Annual Ground Rent.

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