



6 Apartments

722 Gladstone Avenue in Historic Roland Park, Maryland 21210

1 Studio Apartment

1910

- 2 Two-Bedroom Two-Bath Apartment
- 3 Two-Bedroom One-Bath Apartments

Washer-Dryer in each apartment. tub surround. * Environmental VANITIES LEAD PAINT Lead Dust Wipes per MDE standards OIL No oil tanks observed. ASBESTOS Some asbestos observed in basement. * Interior ASBESTOS Some asbestos observed in basement. WALLS & CEILINGS * Utilities FLOORS Some new hardwood flooring and some wall-to-was carpet in living and sleeping areas. Vinyl tile floor kitchens for units 3 – 6; Wood flooring in kitchens 1 and 2. Apartments 3 and 5 have some new viny flooring.	
* Exterior CONSTRUCT Vinyl siding, Brand new siding on left, right and rear ROOF Asphalt Shingles. Modified rubber or TPO above the dormers. PARKING Concrete Parking Pad for 4 vehicles. PARKING Concrete Parking Pad for 4 vehicles. FIRE ESCAPE Steel fire escape on the front and rear. AMENITIES 1 block to Starbucks & Eddie's Market. 2 Blocks to Roland Park Elementary. BATHS Washer-Dryer in each apartment. VaNITIES Menities No oil tanks observed. ASBESTOS Some asbestos observed in basement. * Utilities Separate 90+ gas-fired forced air heat or electric heat pump w/central air conditioning for each unit except the studio.	
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HOT WATER Separate electric water heater for each. Some new 6-panel raised panel doors and some of	أمنموا
HOT WATER Separate electric water heater for each. DOORS Some new 6-panel raised panel doors and some of the sector of the s	iginai
PLUMBING Galvanized main with a mix of copper and WINDOWS Vinyl replacement windows throughout with some	
plastic interior water pipes. original stained glass accent windows.	
TRASH Trash removal & recycling provided by STRUCTURAL Evidence of structural issues beneath Apt 2; Repo	
City of Baltimore and included in property available	
taxes.	

» Property BUILT



Call Cheryl Sadera

410-688-1348 Seller's Exclusive Agent

\$750,000 in fee simple

\$125,000 per unit. \$144 per sq. ft. No ground rent.

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