



2 Apartments

4506 Furley Avenue
in Frankford, Baltimore City, 21206

- 1 One-Bedroom Apartment
- 1 Three-Bedroom Apartment

» Property

BUILT	1958; rehabbed in 2017.
ZONING	R-4, Licensed for 2 Dwelling Units.
LOT	Block 5953J, Lot 7.
SIZE	1,520 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Wood cabinets, laminate counters, stainless steel sinks, and ceramic tile floors. Apartment 1 has a stainless steel 5-burner 30" gas range, built-in microwave, dishwasher, and garbage disposal. Apartment 2 has a 20" electric range and tile backsplash.
BATHS	Apartment 1 has a half bath on the lower level with a modern vanity and ceramic tile floor; and a full bath on the upper level with a fiberglass tub with ceramic tile enclosure, modern vanity, and ceramic tile floor. Apartment 2 has a full bath with a cast iron tub with ceramic tile enclosure, modern vanity, and ceramic tile floor.
WALLS & CEILINGS	Drywall walls & ceilings. Apartment 1 front bedroom has Celotex ceiling.
FLOORS	Apartment 1 has ceramic tile floors on lower level and hardwood floors on upper level. Apartment 2 has hardwood floors.
LAUNDRY	Each apartment has in-unit clothes washer & dryer.

» Environmental

LEAD-BASED PAINT	Modified risk reduction dust swipe tests per MDE.
OILTANKS	None observed.
ASBESTOS	None observed.

» Exterior

CONSTRUCT	Brick construction.
ROOF	Pitched asphalt shingle roof.
WINDOWS	Double-pane, double-hung vinyl replacement windows.
PARKING	4-car asphalt parking pad.

» Utilities

HEAT	Each apartment is heated by its own gas-fired forced air Goodman furnace.
HOT WATER	Each apartment has its own 40-gallon gas-fired Rheem water heater, both dated 2016.
ELECTRIC	2 meters; 400-amp total service. 200 amps to each apartment.
GAS	2 gas meters.
PLUMBING	All observable water supply pipes are copper and c-pvc; all observable drain lines are pvc and steel.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

Call Tom Fair

410 235 5200 *Seller's Exclusive Agent*

\$265,000 in fee simple

\$132,500 per unit. \$174 per sq. ft. no ground rent

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410 235 9500

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