



4 Apartments

2703 North Calvert Street
in Charles Village, Baltimore City, 21218

- 1 Studio Apartment
- 1 One-Bedroom Apartment
- 2 Two-Bedroom, Two-Bath Apartments

» Property

BUILT	~1900.
ZONING	R-6, Licensed for 4 Dwelling Units.
LOT	18' x 154' Block 3843, Lot 26.
SIZE	3,330 Sq. Ft. Gross Living Area.

» Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Rubber roof with elastomeric coating.
WINDOWS	Double-pane, double-hung vinyl windows.
PARKING	3-car gravel parking pad in rear.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HVAC	Apartment 1 has a ductless mini-split. Apartments 2, 3, and 4 have separate electric heat pumps and corresponding Goodman central air conditioning units.
HOT WATER	Apartment 1 has an 80-gallon electric AO Smith water heater that also serves the front bathrooms in apartments 3 and 4. Apartments 2, 3, and 4 have separate 50-gallon electric AO Smith water heaters. Laundry has its own 10-gallon electric GE water heater.
ELECTRIC	5 meters; 400 amp total service.
PLUMBING	Copper water main. Water supply pipes are copper and c-pvc with some steel in first floor apartments; all observable drain lines are pvc.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Interiors

KITCHENS	Apartments 1 and 2 have 20" electric ranges; apartments 3 and 4 have 24" electric ranges. Apartment 1 has European-style cabinets; apartments 2, 3 and 4 have wood cabinets. All apartments have laminate counters, stainless steel sinks, and ceramic tile floors.
BATHS	Steel tubs with vinyl enclosures (apartment 3 rear bath has a claw foot tub); modern vanities; ceramic tile floors.
WALLS & CEILINGS	Mostly plaster walls, with some wood paneling. Mostly plaster ceilings, with some Celotex.
FLOORS	Laminate floors throughout.
LAUNDRY	Apartments 1 and 2 share coin-operated laundry in basement. Apartments 3 and 4 have in-unit laundry.

» Environmental

LEAD-BASED PAINT	Modified risk reduction dust swipe tests per MDE.
OILTANKS	None observed.
ASBESTOS	Asbestos insulation noted on abandoned radiator hot water lines in front portion of basement.



Call Tom Fair

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\$599,000 in fee simple

\$149,750 per unit. \$180 per sq. ft. no ground rent

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