



4 Apartments

3119 Guilford Avenue
in Charles Village, Baltimore City, 21218

4 One-Bedroom Apartments

» Property

BUILT	~1900.
ZONING	R6, Licensed for 4 Dwelling Units.
LOT	23'9" x 108' Block 3875, Lot 13.
SIZE	2,870 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Laminate countertops and stainless steel sinks; apartment 1 has metal cabinets, apartments 2, 3 and B have wood cabinets. Apartments 1, 2 and 3 have 20" gas ranges, apartment B has a 30" gas range. Vinyl tile floors.
BATHS	Apartments 1, 2 and 3 have modern vanities; apartment B has a wall mounted sink. Apartments 1 and 2 have cast iron tubs, apartment 3 has a 4' square steel tub, and apartment B has a vinyl shower stall; vinyl enclosures. Vinyl tile floors.
WALLS & CEILINGS	Walls are a mix of plaster and wood paneling. Ceilings are a mix of plaster, Celotex, and wood paneling. Apartment 1 kitchen has a tin ceiling.
FLOORS	Apartments 1, 2 and 3 have hardwood floors. Apartment B has carpeting.
LAUNDRY	Coin-operated electric washer and dryer in basement.

» Environmental

LEAD-BASED PAINT	Modified risk reduction dust swipe tests per MDE.
OILTANKS	None.
ASBESTOS	Possible asbestos insulation noted on abandoned boiler in basement, and in floor tiles in stairwell and rear basement.

» Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Built-up roof with elastomeric coating.
WINDOWS	Single-pane, double-hung wood windows.
PARKING	Street parking.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	Each apartment has a gas-fired forced hot air furnace. Abandoned boiler in the basement.
HOT WATER	Gas-fired 30 gallon US Craftmaster, dated 2002; gas-fired 40 gallon Rheem dated 2018; gas-fired 30 gallon Rheem dated 2018; gas-fired 40 gallon Rheem dated 2020.
ELECTRIC	4 meters; 400 amp total service.
GAS	4 gas meters.
PLUMBING	Supply pipes are a mix of copper, c-pvc, and steel. Drain lines are a mix of pvc and steel.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



Call Tom Fair

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\$455,000 in fee simple

\$113,750 per unit. \$159 per sq. ft. no ground rent

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