



4 Bedroom Rental House /Single Family Home

615 South Paca Street
In Historic *Ridgely's Delight*
Baltimore City, Maryland 21230

- 4 Bedrooms
- 2 Full Bathrooms
- 1 Parking Pad in Rear

» Exterior

CONSTRUCT	Brick front with brick foundation.
ROOF	Rubber torch down roof
WINDOWS	Wood Windows on Front, Replacements in Rear
PARKING	Street parking/ Parking Pad in Rear

» Property

BUILT	1900 per tax records
ZONING	R8 – Single Family Dwelling
LOT	Block 0861, Lot 053
SIZE	2160 sq.ft. Above Grade, 1725 sq.ft. Prop Land Area

» Environmental

LEAD PAINT	Full Risk Reduction per MDE Standards
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Kitchens and Baths

KITCHEN	Kitchen has laminate counter tops, natural wood cabinets, refrigerator, 30" electric range, dishwasher, disposal and 24" stainless steel sink. Stacked washer/dryer
BATHROOM	All bathrooms have modern vanities, ceramic tile floors, steel tub with ceramic tile surround.

» Utilities

HEAT	Gas fired furnace
COOLING	Central air conditioning
HOT WATER	60 gal electric hot water heater
UTILITIES	200 AMP service 1 gas meter
PLUMBING	Copper main – mix of copper and PVC observed
TRASH	City pick-up included in property taxes.

» Interior

WALLS & CEILINGS	Walls are a mix of plaster and sheetrock. 9 ft ceilings through out
FLOORS	A mix of carpet, laminate and ceramic tile.



Call Will A. Cannon III

410 916 3331 Seller's Exclusive Agent

www.BenFrederick.com

\$285,000 Subject to Ground Rent

\$285,000 per unit. \$132 per sq. ft. Ground Rent \$30.00 paid semi-annual

This offering is made without regard to race, religion, color, creed, sex, marital & family status, and/or handicap. The information contained herein is believed accurate and from reliable sources; however, neither the owner nor Ben Frederick Realty, Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. All information should be considered as observed by Broker. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.