



## 4 Apartments

2911 Saint Paul Street  
in Charles Village, Baltimore City, 21218

- 2 One-Bedroom Apartments
- 2 Two-Bedroom Apartments

### » Property

BUILT	1902.
ZONING	R8, Licensed for 4 Dwelling Units.
LOT	17'8" x 123' Block 3852, Lot 5.
SIZE	2,994 Sq. Ft. Gross Living Area.

### » Interiors

KITCHENS	Gas ranges; mix of wood, metal, and European-style cabinets; laminate counters; mix of stainless steel and porcelain sinks. Vinyl tile floors.
BATHS	Apartments 1, 2 and 3 have claw-foot tubs; terrace apartment has a steel tub with vinyl enclosure. Mix of modern vanities and wall-mounted sinks. Vinyl tile floors.
WALLS & CEILINGS	Mix of plaster and wood panel walls; Celotex ceiling with some plaster.
FLOORS	Hardwood floors with some laminate floors throughout. Terrace apartment has vinyl tile floors.
LAUNDRY	None.

### » Environmental

LEAD-BASED PAINT	Modified risk reduction dust swipe tests per MDE.
OILTANKS	None observed.
ASBESTOS	Asbestos heat shield noted in boiler room.

### » Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Built-up hot tar with elastomeric coating.
WINDOWS	Single-pane, double-hung wood windows.
PARKING	1-car parking garage in rear.
FIRE ESCAPE	Wood deck in rear provides fire egress.

### » Utilities

HEAT	Apartments 1, 2 and 3 are served by a gas-fired Bryant hot water boiler with radiator distribution. Terrace apartment has a Bryant gas-fired forced air furnace.
HOT WATER	Separate gas-fired water heaters.
ELECTRIC	3 electric meters.
GAS	5 gas meters.
PLUMBING	Copper water main. Observable water supply pipes are steel; observable drain lines are steel or pvc.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



Call Tom Fair

**410 235 5200** *Seller's Exclusive Agent*

**www.BenFrederick.com**  
**410 235 9500**

**\$460,000 in fee simple**

*\$115,000 per unit. \$154 per sq. ft. no ground rent*

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