



2 One-Bedroom Apartments

818 E. 35th Street
In Waverly, Baltimore 21218

2 One-Bedroom, One-Bath Apts

» Property

BUILT	~1920.
ZONING	R6; Licensed for 2 Dwelling Units.
LOT	20'6" x 125'11"; Block 4056A, Lot 023.

» Interiors

KITCHEN	Wood cabinets and laminate counters; 30' gas ranges, stainless steel sinks and 30' refrigerators.
BATHROOMS	Modern vanities; cast iron tub with ceramic tile tub surround.
WALLS & CEILINGS	Plaster walls and ceilings.
FLOORS	First floor has original hardwoods throughout the living areas, ceramic tile bathroom and laminate flooring in kitchen. Second floor has wall-to-wall carpeting in the living areas, with ceramic tile in the bathroom and vinyl floor in kitchen.

» Environmental

LEAD-BASED PAINT	Full Risk Reduction dust wipe test.
OILTANKS	Abandoned oil tank in basement.
ASBESTOS	None observed.

» Exterior

CONSTRUCT	Brick, with stone and block foundation.
ROOF	Rolled mineral felt.
WINDOWS	Vinyl replacement windows.

» Utilities

HEAT	First floor has 90% gas-fired forced air furnace with central air conditioning. Second floor has electric heat pump with central air conditioning.
HOT WATER	Separately metered, each apartment has a 2009 State Select gas-fired water heater.
ELECTRIC	200 amps to building; 100 amps to each apartment.
GAS	2 gas meters.
PLUMBING	Copper water main. CPVC interior supply lines. All observable drain lines are a mix of PVC and galvanized steel.
LAUNDRY	Washer and Dryer hook up in basement.



Call Cheryl Sadera

410-688-1348 *Seller's Exclusive Agent*

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\$200,000 in fee simple

\$100,000/unit \$124/per sq. ft.

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