



## 2 Apartments/Garage

221 South Chester Street  
In Historic Upper Fells Point  
Baltimore City, Maryland 21231

- 1 One bedroom/one bath apartment
- 1 Two bedroom/two bath apartment
- 1 Garage

### » Exterior

CONSTRUCT	Brick front with brick foundation.
ROOF	Rubber torch down roof
WINDOWS	Wood Windows on Front, Replacements in Rear
PARKING	Large garage in rear/street parking

### » Environmental

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

### » Utilities

HEAT	Separate gas fired furnaces
COOLING	Separate central air systems
HOT WATER	Separate 40 gal electric hot water heaters
UTILITIES	200 AMP service/100 AMP service into each apartment. Separately metered/separate panels
PLUMBING	Copper main – mix of copper and PVC observed
TRASH	City pick-up included in property taxes.

### » Property

BUILT	1915 per tax records
ZONING	R8 – Two dwelling units
LOT	Block 1757, Lot 053
SIZE	1478 sq.ft. Above Grade, 1845 sq.ft. Prop Land Area

### » Kitchens and Baths

KITCHEN	Front kitchen has laminate counter tops, natural wood cabinets, refrigerator, 30" gas range, dishwasher, disposal and 24" stainless steel sink. Rear kitchen has Corian counter tops, wooden cabinets, stainless steel appliances – refrigerator, 30" gas range, built in microwave, dishwasher, disposal and 24" stainless steel sink.
BATHROOM	All bathrooms have modern vanities, ceramic tile floors, steel tub with ceramic tile surround.
LAUNDRY	Stacked washer/dryer in each unit

### » Interior

WALLS & CEILNGS	Walls are a mix of exposed brick, plaster and sheetrock. 9 ft ceilings through out
FLOORS	A mix of original hardwood, laminate and ceramic tile.



**Call Will A. Cannon III**

**410 916 3331** Seller's Exclusive Agent

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**\$389,900 Subject to Ground Rent**

*\$194,950 per unit. \$264 per sq. ft. Ground Rent \$45.00 paid semi-annual*

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