



## 7 Apartments

616 Homestead St  
In Better Waverly  
Baltimore City, Maryland 21218

- 7 One Bedroom/One Bath Apartments
- 2 Storage Sheds

### » Exterior

<b>CONSTRUCT</b>	Asbestos shingle siding with stone foundation.
<b>ROOF</b>	Pitched sections are asphalt shingle; flatter areas are torch down rubber.
<b>WINDOWS</b>	Vinyl replacement windows.
<b>PARKING</b>	Driveway/Street parking.

### » Property

<b>BUILT</b>	1920 per tax records, extensively renovated in 2019.
<b>ZONING</b>	R5 – Licensed for 6 Dwelling units.
<b>LOT</b>	Block 4078 Lot 013; 60' x 100'.
<b>SIZE</b>	4,416 above grade living area.

### » Environmental

<b>LEAD PAINT</b>	Lead-Free Limited
<b>OIL</b>	No oil tanks observed.
<b>ASBESTOS</b>	Asbestos shingles observed on siding.

### » Kitchens and Baths

<b>KITCHEN</b>	All kitchens have real wood cabinets and granite countertops. Appliances are only 3 years old, with 30" refrigerators and 24" gas ranges. Stainless sinks.
<b>BATHROOM</b>	All bathrooms have modern vanities and ceramic tile surrounds. Some bathrooms have a shower stall while others have a tub.

### » Utilities

<b>HEAT</b>	90% gas-fired, forced air furnace with central air for each apartment.
<b>HOT WATER</b>	5 apartments have gas-fired water heaters; Apt 2 has an electric water heater.
<b>UTILITIES</b>	400 Amp service into building, 100 Amp into each unit with separate panel in unit. All units are separately metered.
<b>PLUMBING</b>	Copper main from street; All observable water supply lines are C-PVC and all observable drain lines are PVC.
<b>TRASH</b>	City pick-up included in property taxes.

### » Interiors

<b>WALLS &amp; CEILINGS</b>	All walls are new drywall.
<b>FLOORS</b>	Laminate floors in living areas and kitchens; bathrooms have ceramic tile floors



**Call Will A. Cannon III**

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

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**\$650,000 subject to ground rent**

\$92,857 per unit. \$147 per sq. ft. \$180 annual ground rent

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