



2 Apartments - End Unit

645 Melvin Street
In Historic *Ridgely's Delight*
Baltimore City, Maryland 21230

- 1 One-Bed with Den / One Bath Apt.
- 1 Three-Bed / One- and one-half Bath Apt.

» Exterior

CONSTRUCT	Combination – vinyl and brick siding with brick foundation.
ROOF	Asphalt shingle roof
WINDOWS	Wood windows on front, vinyl - side rear
PARKING	Parking space behind rear apt/ Street

» Environmental

LEAD PAINT	Lead free – built 1986
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	Both units have electric heat pumps
COOLING	Both units have separate Central air conditioning
HOT WATER	Both units have separate electric hot water tanks
UTILITIES	400 Amp service into building, 200 Amp into each unit with separate panel. Both units are separately metered.
PLUMBING	Copper main in from street/ mix of copper/PVC plumbing
TRASH	City pick-up included in property taxes.

» Property

BUILT	1986 per tax records
ZONING	R8 – Two Dwelling Units
LOT	Block 0685A, Lot 080
SIZE	2506 sq.ft. Above Grade, 1461 sq.ft. Prop Land Area

» Kitchens and Baths

KITCHEN	All have modern appliances, 30" electric range, refrigerator, dishwasher and disposal. All kitchens have 30" Stainless steel sink. Wooden cabinets and laminate counter tops
BATHROOM	All bathrooms have modern vanities, ceramic tile floors, steel tub with ceramic tile surround.
	Both units have in unit washer/dryer.

» Interior

WALLS & CEILINGS	Walls and ceilings are drywall
FLOORS	A mix of hardwood, ceramic, and carpet



Call Will A. Cannon III

410 916 3331 Seller's Exclusive Agent

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\$345,000 in fee simple

\$172,500 per unit. \$138 per sq. ft. No ground rent.

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