



3 Apartments, Renovated in 2007

2815 Saint Paul Street
in Charles Village, Baltimore City, 21218

3 One-Bedroom Apartments

» Property

BUILT	~1900.
ZONING	R-8, Licensed for 3 Dwelling Units.
LOT	18' x 123' Block 3849, Lot 39.
SIZE	2,982 Sq. Ft. Gross Living Area.

» Exterior

CONSTRUCT	Brick construction with brick foundation.
ROOF	Flat rubber roof.
WINDOWS	Double-pane, double-hung vinyl windows.
PARKING	1-car concrete parking pad in rear with electric door opener.
DECKS	Rear deck for each apartment. First and second floor decks are wood; third floor deck is engineered composite material.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HVAC	Separate gas-fired forced air Trane furnaces and Trane central air conditioning units.
HOT WATER	Separate 65 gallon electric Bradford White water heaters.
ELECTRIC	4 electric meters; 400 amp total service. 100 amps to each apartment.
GAS	3 gas meters.
PLUMBING	All observable water supply pipes are c-pvc; all observable drain lines are pvc. 1" copper water main.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Interiors

KITCHENS	Granite countertops with wood cabinets; two-compartment stainless steel sinks with garbage disposers; 30" gas Viking ranges with range hoods; dishwashers; hardwood floors.
BATHS	Marble-topped reclaimed dresser double vanities; ceramic tile shower stalls with glass doors, ceramic tile enclosures, and double shower heads; apartments 1 and 2 have ceramic tile floors; apartment 3 has hardwood floors.
WALLS & CEILINGS	Mostly drywall with some plaster; some exposed brick walls. Modern lighting throughout.
FLOORS	Hardwood floors throughout.
LAUNDRY	In-suite stacked clothes washer and dryers for each apartment.

» Environmental

LEAD-BASED PAINT	Modified risk reduction dust swipe tests per MDE.
OILTANKS	None observed.
ASBESTOS	None observed.



Call Tom Fair

410 235 5200 *Seller's Exclusive Agent*

www.BenFrederick.com
410 235 9500

\$675,000 in fee simple

\$225,000 per unit. \$226 per sq. ft. no ground rent

This offering is made without regard to race, religion, color, creed, sex, marital & family status, and/or handicap. The information contained herein is believed accurate and from reliable sources; however, neither the owner nor Ben Frederick Realty, Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. All information should be considered as observed by Broker. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.