



3 Apartments

1 West 27th Street
Charles Village, Baltimore City, 21218

- 1 Two-Bedroom Apartment
- 2 One-Bedroom Apartments

» Property

BUILT	~1900.
ZONING	OR-2, License for 3 Dwelling Units pending.
LOT	15' x 80'. Block 3637, Lot 22.
SIZE	2,178 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Laminate countertops. Apartments 1 and 2 have wood cabinets; Apartment 3 has laminate cabinets. All apartments have stainless steel sinks and gas ranges, either 20" or 30".
BATHS	Apartments 1 and 2 have modern vanities; Apartment 3 has a pedestal sink. Apartment 1 has a steel tub with ceramic tile surround; Apartments 2 and 3 have vinyl shower stalls. Apartments 1 and 2 have ceramic tile floors; Apartment 3 has a laminate floor.
WALLS & CEILINGS	Mostly plaster walls and ceilings. Apartment 2 rear bedroom has exposed beams; Apartment 3 has a suspended grid ceiling.
FLOORS	Mix of laminate and carpet. Apartment 2 has ceramic tile flooring in the kitchen.
LAUNDRY	Free washer and dryer in basement laundry room.

» Environmental

LEAD-BASED PAINT	Full-risk reduction certificates per MDE standard.
OILTANKS	None observed.
ASBESTOS	None observed.

» Exterior

CONSTRUCT	Brick construction and stone foundation.
ROOF	Built-up roof.
WINDOWS	Double-pane, double-hung vinyl windows throughout.
PARKING	Concrete pad in rear; 1 parking space.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	Weil McLain gas-fired steam boiler with radiator distribution.
HOT WATER	2009 GE gas-fired 50-gallon water heater.
ELECTRIC	1 meter; 200 amp total service.
GAS	1 gas meter.
PLUMBING	Observable supply pipes are copper. Observable drain lines are PVC. Steel water main.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

\$345,000 in Fee Simple.
\$115,000 per unit, \$158 per sq. ft.

Equal Housing Opportunity: Offered without regard to race, religion, color, creed, sex, marital & family status, disability, and other protected classes. Subject to prior sale & withdrawal at any time in the owner's discretion. Information believed accurate and from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of its agents make any warranties or representations about the Property, its condition, its components, its financial performance, nor this information. Ben Frederick Realty, Inc. is the Owner's exclusive Broker.



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