



5 Bedroom Rental House /Single Family Home

626 Washington Boulevard
In Historic *Ridgely's Delight*
Baltimore City, Maryland 21230

5 Bedrooms
2 Full Bathrooms / 1 Half Bath

» Exterior

CONSTRUCT	Brick front with brick foundation.
ROOF	Rubber torch down roof
WINDOWS	Replacement wood windows on front, Replacement vinyl in rear
PARKING	Street parking

» Property

BUILT	1900 per tax records
ZONING	R8 – Single Family Dwelling
LOT	Block 0865A, Lot 036
SIZE	2,958 sq.ft. Above Grade, 1,149 sq.ft. Prop Land Area

» Environmental

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

» Kitchens and Baths

KITCHEN	Kitchen has laminate counter tops, natural wood cabinets, refrigerator, 30" electric range, dishwasher, disposal and 24" stainless steel sink. Stacked washer/dryer.
BATHROOM	All bathrooms have modern vanities, ceramic tile floors, steel tub with ceramic tile surround.

» Utilities

HEAT	Electric heat pump
COOLING	Central air conditioning
HOT WATER	50-gallon electric hot water heater
UTILITIES	200 AMP service
PLUMBING	Copper main – mix of copper and PVC observed
TRASH	City pick-up included in property taxes.

» Interior

WALLS & CEILINGS	Walls are a mix of exposed brick, plaster, and sheetrock. 9 ft ceilings throughout.
FLOORS	A mix of carpet, laminate flooring and ceramic tile.



Call Will A. Cannon III

410 916 3331 Seller's Exclusive Agent

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\$330,000 in fee simple

\$285,000 per unit. \$112 per sq. ft. No ground rent

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