



Esther's Place at Pinewood 16 Bed Assisted Living Facility

2802 Pinewood Avenue
in *Westfield* neighborhood
Baltimore, Maryland 21214

- 4 Private rooms
- 6 Semi-Private rooms
- 3 Full Bathrooms

» Exterior

CONSTRUCT	Stucco exterior. Stone foundation.
ROOF	New asphalt shingle roof.
WINDOWS	Wood windows.
PARKING	Street and off-street parking.
FIRE ESCAPE	Rear fire escape. Commercial sprinkler system with two 500-gallon supply tanks.

» Property

BUILT	1947
ZONING	R3 – Residential care facility 16 beds
LOT	Block 5492, Lot 039
SIZE	4,481 sq.ft. Living area. 21,300 sq.ft. Lot size.

» Environmental

LEAD PAINT	Full risk reduction.
OIL	275 gallon above ground oil tank
ASBESTOS	Non observed

» Kitchens and Baths

KITCHEN	Laminate counter tops and wood cabinets, 24 "stainless steel sink. Appliances include refrigerator, 30" gas range, built in microwave and dishwasher.
BATHROOM	Bathrooms have modern vanities, two private toilet stalls, two walk in stall showers.

» Utilities

HEAT	Oil fired Buderus water boiler with radiator distribution.
COOLING	New mini splits on porch. Window units.
HOT WATER	Gas fired 2013 AO Smith 160-gallon hot water heater.
ELECTRIC	200-amp service.
PLUMBING	1" copper main, copper supply lines, PVC drain lines. French drain and sump pump.
TRASH	Dumpster on site.

» Interior

WALLS & CEILINGS	All walls and ceilings are plaster.
FLOORS	Laminate flooring in living space, carpeted stairs. Kitchen and baths have ceramic tile flooring.
LAUNDRY	2 washers, 2 dryers in basement.



Call Will A. Cannon III

410 916 3331 *Seller's Exclusive Agent*

www.BenFrederick.com

4 Assisted Living Facilities: \$3,999,999

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.



Esther's Place at Strathmore 16 Bed Assisted Living Facility

2901 East Strathmore Avenue
in *Lauraville* neighborhood
Baltimore, Maryland 21214

- 4 Private rooms
- 5 Semiprivate rooms
- 3 Full Baths

» Exterior

CONSTRUCT	Asphalt shingle exterior. Brick foundation.
ROOF	Slate and mineral felt roof.
WINDOWS	Wood windows.
PARKING	Street parking.
FIRE ESCAPE	Full sprinkler system, rear fire escape.

» Property

BUILT	1908
ZONING	R3 – Residential care facility 16 beds
LOT	Block 5384A, Lot 012
SIZE	2,865 sq.ft. Above Grade. 16,378 sq.ft. Prop Land Area.

» Environmental

LEAD PAINT	Full risk reduction.
OIL	275 gallon above ground oil tank
ASBESTOS	Asbestos shingle siding.

» Kitchens and Baths

KITCHEN	Laminate counter tops, wood cabinets, 24 "stainless steel sink and ceramic floors. Appliances include refrigerator, 30" electric range, built in microwave and dishwasher.
BATHROOM	Bathrooms have modern vanities, ceramic floors, 5 ft walk in stall showers.

» Utilities

HEAT	Oil fired Burnham steam boiler, radiators.
COOLING	Window units.
HOT WATER	Oil fired 2013 Bradford White 40-gallon hot water heater.
ELECTRIC	200-amp service.
PLUMBING	1" copper main, copper supply lines, PVC drain lines. Commercial sprinkler system. French drain and sump pump.
TRASH	Trash cans in rear.

» Interior

WALLS & CEILINGS	All walls and ceilings are plaster:8 to 10 ft ceilings throughout.
FLOORS	Laminate flooring, carpeted stairs.
LAUNDRY	2 washers, 2 dryers in basement. Property manager room in basement.



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Esther's Place at Montebello 12 Bed Assisted Living Facility

2831 Montebello Terrace
in *Lauraville* neighborhood
Baltimore, Maryland 21214

- 4 Private rooms
- 4 Semi-Private rooms
- 2 Full Bathrooms

» Exterior

CONSTRUCT	Frame construct. Stone foundation.
ROOF	Mix of rubber and slate.
WINDOWS	Vinyl replacement windows.
PARKING	Street and off-street parking.
FIRE ESCAPE	Full sprinkler system with tandem 500 gallon water tanks. Rear fire escape.

» Property

BUILT	1918.
ZONING	R3 – Residential care facility 12 beds.
LOT	Block 5341, Lot 002.
SIZE	2,256 sq. ft. of living area. Lot size 11,775 sq. ft.

» Environmental

LEAD PAINT	Not applicable.
OIL	Non observed.
ASBESTOS	Asbestos shingle siding.

» Kitchens and Baths

KITCHEN	Laminate counter tops, stainless steel sink and wood counters. Appliances include refrigerator, 30" gas range, built in microwave and dishwasher.
BATHROOMS	Half bath on main floor with modern vanity. Two full baths with walk one toilet stall each. Walk in showers with ceramic tile tub surround.

» Utilities

HEAT	Gas-fired 2014 Columbia steam boiler with radiator distribution.
COOLING	Window units.
HOT WATER	Gas-fired 2013 40 gallon water heater.
ELECTRIC	200 amps service.
PLUMBING	Supply lines are a mix of CPVC and copper. Drain lines are PVC. 1" copper main.
TRASH	Dumpster on site.

» Interior

WALLS & CEILINGS	Plaster walls and ceilings throughout.
FLOORS	Laminate flooring throughout. Carpeted stairways.
LAUNDRY	1 washer and 1 dryer in basement.



Call Cheryl Sadera

410 235 9600 *Seller's Exclusive Agent*

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Esther's Place at Harford 35 Bed Assisted Living Facility

2926 Harford Road
in *Montebello neighborhood*
Baltimore, Maryland 21218

- 3 Private rooms
- 16 Semi-Private rooms
- 3 Full Bathrooms

» Exterior

CONSTRUCT	Brick construct. Stone slab foundation.
ROOF	Rubber roof.
WINDOWS	Aluminum replacement windows.
PARKING	Off-street parking.
FIRE ESCAPE	Side fire escape. Commercial sprinkler system.

» Environmental

LEAD PAINT	Not applicable.
OIL	Non observed.
ASBESTOS	Non observed.

» Utilities

HEAT	Gas-fired Trane 90+ forced air heat. One HVAC for basement and 1 st floor. One HVAC for second floor. One HVAC for third floor.
COOLING	Central air; 6 compressors.
HOT WATER	First floor and basement: Bradford White 100 gallon gas-fired heater. Second and third floors have separate Ruud 50-gallon gas-fired heaters.
PLUMBING	Observable supply lines are copper. Observable drain lines are PVC.
ELECTRIC & GAS	800-amp service. 1 gas meter. Generac backup generator.
TRASH	Dumpster on site.

» Property

BUILT	1947
ZONING	R6 – Residential care facility. 35 beds
LOT	Block 3942, Lot 015
SIZE	6,126 sq.ft. of living area. Lot size 22,560 sq. ft.

» Kitchens and Baths

KITCHEN	Commercial kitchen with hood and Ansul system. Walk in freezer and walk in refrigerator. 3 compartment wash sink. Commercial cooking supplies.
BATHROOMS	First floor features a half bath for staff and visitor use and a full bathroom with walk in shower. 2 nd and 3 rd level bathrooms each feature 3 vanities, 3 walk-in shower stalls, 1 bathroom and 3 private bathroom stalls. Basement bath features 3 vanities, 1 walk in shower stall and 1 private bathroom stall.

» Interior

WALLS & CEILINGS	Interiors feature drywall. Brick fire rated industrial stair well with fire rated doors. Drop ceilings throughout building.
FLOORS	Laminate flooring throughout living spaces and rooms. Kitchens and baths have ceramic tile floors.
LAUNDRY	2 commercial washers, 1 commercial dryer in basement.



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