



## 3 Apartments

2822 Guilford Avenue  
in Charles Village, Baltimore City, 21218

- 2 One-Bedroom Apartments
- 1 One-Bedroom Apartment with Basement

### » Property

BUILT	1914.
ZONING	R8, Licensed for 3 Dwelling Units.
LOT	16' x 154' Block 3848, Lot 12.
SIZE	2,246 Sq. Ft. Gross Living Area.

### » Interiors

KITCHENS	Mix of wood and laminate countertops and cabinets; apartment 1 has some metal cabinets. Apartment 1 and 3 have stainless steel sinks; apartment 2 has a porcelain sink. Apartments 1 and 2 have 30" gas ranges; apartment 3 has a 24" gas range. Apartment 1 has hardwood floor; apartments 2 and 3 have vinyl tile floors.
BATHS	Apartments 1 and 2 have modern vanities; apartment 3 has a pedestal sink. Apartments 1 and 3 have cast iron tubs with ceramic tile enclosures; apartment 2 has a claw foot tub. Apartment 1 has ceramic tile flooring; apartments 2 and 3 have vinyl tile flooring. Apartment 1 has a second full bathroom in the basement with a pedestal sink, ceramic tile floor, and shower stall.
WALLS & CEILINGS	Plaster. Finished basement (for apartment 1) has drywall.
FLOORS	Mostly hardwood floors; apartment 3 living room and apartment 1 finished basement have vinyl tile floors.
LAUNDRY	Apartment 1 has a washer/dryer in the basement.

### » Environmental

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

### » Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Modified rubber roof.
WINDOWS	Front has double-pane, double-hung vinyl replacement windows. Rear has mix of wood and aluminum-frame windows.
PARKING	Street parking.
FIRE ESCAPE	Steel fire escape in rear.

### » Utilities

HEAT	Electric baseboard heat. Disconnected steam boiler in basement.
HOT WATER	Gas-fired 40 gallon State Select water heater dated 2014.
ELECTRIC	1 meter; 200 amp service.
GAS	1 gas meter.
PLUMBING	Steel water main. Visible interior supply pipes are copper with some c-pvc; all visible drain lines are mix of pvc and steel.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



**Call Will Cannon III**

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**410 235 9500**

**\$395,000 in fee simple**

*\$131,667 per unit. \$176 per sq. ft. No ground rent*

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