



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*

www.BenFrederick.com

4 Assisted Living Facilities: \$2,700,000

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.