



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*

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2 Assisted Living Facilities: \$1,800,000

No ground rent.

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