



2 Apartments

2802 Berwick Ave.
Baltimore City, MD 21234

- 1 Three-Bedroom, One-Bath Apartment
- 1 Two-Bedroom, One-Bath Apartment

» Exterior

CONSTRUCT	Stick-built, with vinyl siding and concrete block foundation.
ROOF	Asphalt shingle roof, replaced 2021.
WINDOWS	Double-pane, double-hung vinyl windows.
PARKING	2-car parking pad in rear.
BALCONY	Each unit has a private deck.

» Utilities

HVAC	Apartment 1 has a gas-fired forced air furnace replaced in 2020, and central air conditioning. Apartment 2 has an electric heat pump, and central air conditioning.
HOT WATER	Separate 40-gallon water heaters.
ELECTRIC	2 meters; 200 amp total service.
GAS	2 meters.
PLUMBING	Copper water main. Water supply pipes are copper and c-pvc with some steel in first floor apartments; all observable drain lines are pvc.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Property

BUILT	1937.
ZONING	R-3, Licensed for 2 Dwelling Units.
LOT	Block 5482A, Lot 13; 8,646 Sq. Ft.
SIZE	1,800 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Wood cabinets, laminate countertops. 30" gas ranges, stainless steel sinks. Vinyl tile floors.
BATHS	Steel tubs with vinyl enclosures modern vanities; vinyl plank floors.
WALLS & CEILINGS	Mix of plaster and drywall walls and ceilings above-grade. Basement has wood panel walls and ceilings.
FLOORS	Carpet throughout.
LAUNDRY	Apartment 1 has clothes washer and dryer in basement. Apartment 2 has clothes washer and dryer in kitchen.

» Environmental

LEAD-BASED PAINT	Modified risk reduction dust swipe tests per MDE.
OILTANKS	None observed.
ASBESTOS	Possible asbestos shingles observed under vinyl siding.



Call Cheryl Sadera

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\$349,000 in fee simple

\$174,500 per unit. \$194 per sq. ft.

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