



2 Six-Bedroom Rental Townhomes

2636-2638 North Charles
in Charles Village, Baltimore City

2636 Charles - 6 Bedrooms, 2 Bathrooms
2638 Charles - 6 Bedrooms, 2.5 Bathrooms

» Property

BUILT	~1900.
ZONING	OR-2; Both are permitted for Single Family.
LOT	2636 Charles – Block 3637, Lot 16. 2638 Charles – Block 3637, Lot 17.
SIZE	2636 Charles – 2,640 Sq. Ft. GLA. 2638 Charles – 2,640 Sq. Ft. GLA.

» Kitchens and Baths

KITCHEN	2636 Charles has laminate countertops, wood cabinets, 30" gas range, dishwasher, stainless steel sink, and a built-in microwave; laminate floor. 2638 Charles has laminate countertops and cabinets, 30" electric range, and stainless steel sink; laminate floor.
BATHROOMS	Modern vanities, steel tubs with vinyl or fiberglass surrounds, vinyl plank floors.

» Interior

WALLS & CEILINGS	Walls are mostly plaster with some drywall. Ceilings are a mix of plaster and suspended grid ceiling tiles.
FLOORS	Hardwood floors throughout.
BASEMENT	Full, unfinished basements. 2636 Charles basement is accessed from the rear. 2638 Charles basement has interior and rear access.

» Exterior

CONSTRUCT	Brick construction with brick foundation.
ROOF	Flat rubber roof.
WINDOWS	Mostly double-pane, double-hung vinyl replacement windows. One single-pane wood window 2636 Charles kitchen.
PARKING	Street parking. Possible rear parking pad for 2+ cars with some buildout.
FIRE ESCAPE	Steel fire escape in rear.

» Environmental

LEAD PAINT	No lead hazards observed.
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HVAC	Gas-fired forced air furnaces and central air conditioning, with exposed ductwork.
HOT WATER	2636 Charles: electric 30 gallon Rheem water heater, dated 2019. 2638 Charles: electric 50 gallon Rheem water heater, dated 2015.
ELECTRIC	One electric meter to each building. 100 amp service each.
GAS	One gas meter to each building.
PLUMBING	All visible water supply lines are c-pvc. all visible drain lines are pvc.
TRASH	City pick-up included in property taxes.
LAUNDRY	Each building has a clothes washer and dryer.

Call Tom Fair, Advisor / Principal

410 235 5200 *Seller's Exclusive Agent*

\$665,000 in fee simple

\$126 per sq. ft. no ground rent.

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