



## 5 Apartments

3310 Oakfield Avenue  
Forest Park  
Baltimore City, Maryland 21207

- 4 1-Bedroom Apartments
- 1 1-Bedroom with Den

### » Exterior

CONSTRUCT	Vinyl siding with stone foundation.
ROOF	Asphalt shingle roof.
WINDOWS	Vinyl replacement windows.
PARKING	Driveway offers one off-street parking spot. Free street parking.

### » Property

BUILT	~1920. Gut renovated in 2018.
ZONING	R3 – Licensed for 3 Dwelling Units and 2 Rooming Units.
LOT	Block 2738, Lot 011.
SIZE	3,095 Sq. Ft. Gross Living Area.

### » Environmental

LEAD PAINT	Lead-Free Limited
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

### » Kitchens and Baths

KITCHENS	All kitchens have modern appliances. 30" electric range, refrigerator, 24" Stainless steel sink, wooden cabinets and laminate counter tops.
BATHROOMS	All bathrooms have modern vanities, ceramic tile floors, steel tubs with ceramic tile surrounds.

### » Utilities

HEAT	5 electric heat pumps, all replaced in 2018.
COOLING	Central air conditioning, all replaced in 2018.
HOT WATER	5 40-gallon electric water heaters, all replaced in 2018.
ELECTRIC	600-Amp service to building, 100-Amps to each unit with separate panel in unit. 7 electric meters.
PLUMBING	Galvanized main from street. C-PVC interior supply lines and PVC drain lines throughout. New sewer line to city connected in 2022.
TRASH	City pick-up included in property taxes.

### » Interior

WALLS & CEILINGS	Drywall.
FLOORS	Laminate throughout living areas. Ceramic tile floors in kitchens and baths.



**Call Will A. Cannon III**

**410 916 3331** Seller's Exclusive Agent

**\$475,000 in fee simple**

\$95,000 per unit. \$153 per sq. ft. No ground rent.

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