



Six-Bedroom Rental Townhome

2636 North Charles
in Charles Village, Baltimore City

6 Bedrooms, 2 Bathrooms.

» Property

BUILT	~1900.
ZONING	OR-2; permitted for Single Family.
LOT	2636 Charles – Block 3637, Lot 16.
SIZE	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.
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. Basement is accessed from the rear.

» 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 in kitchen.
PARKING	Street parking. Possible rear parking pad for 1 car 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 furnace and central air conditioning, with exposed ductwork.
HOT WATER	Electric 30 gallon Rheem water heater, dated 2019.
ELECTRIC	One electric meter, 100 amp service.
GAS	One gas meter.
PLUMBING	All visible water supply lines are c-pvc. all visible drain lines are pvc.
TRASH	City pick-up included in property taxes.
LAUNDRY	Clothes washer and dryer in kitchen.



Call Tom Fair, Advisor / Principal

410 235 5200 *Seller's Exclusive Agent*

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\$330,000 in fee simple

\$125 per sq. ft. no ground rent.

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