

» 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.

## 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 & Walls are mostly plaster with some drywall.

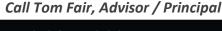
CEILNGS Ceilings are a mix of plaster and suspended grid

ceiling tiles.

FLOORS Hardwood floors throughout.

**BASEMENT** Full, unfinished basements. Basement is accessed

from the rear.







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

