



## 3 Apartments

546 Saint Mary Street  
Historic Seton Hill, Baltimore City, 21201

- 2 Two-Bedroom, 1 Bath Apartments
- 1 Four-Bedroom, 2 Bath Apartment

### » Property

BUILT	~1920. Gut renovation ~2017.
ZONING	R-8, Licensed for 3 Dwelling Units.
LOT	20' x 95'; Block 0499, Lot 32.
SIZE	3,570 Sq. Ft. Gross Living Area.

### » Interiors

KITCHENS	All apartments have wood cabinets with granite countertops. Stainless steel sinks with disposals; 30" 5-burner gas ranges. Over-the-range microwaves.
BATHS	All bathrooms have modern vanities, fiberglass tubs and ceramic tile tub-surrounds.
WALLS & CEILINGS	Drywall throughout; some exposed brick in Apartment 1.
FLOORS	Living areas are a mix of hardwood, with some carpet in Apartment 1. All kitchens and bathrooms have ceramic tile floors.
LAUNDRY	Each unit has a stacked, full-size washer and dryer.

### » Exterior

CONSTRUCT	Brick construction with brick and stone foundation.
ROOF	Rubber roof, replaced ~2013.
WINDOWS	Wood replacement windows on the front of the building, per CHAP requirements. Vinyl replacement windows on west wall.
PARKING	Street Parking.
FIRE ESCAPE	Enclosed fire escape in rear.

### » Utilities

HEAT	90% Gas-fired Airtemp furnaces with central air conditioning.
HOT WATER	Electric Bradford White 40-gallon water heaters.
ELECTRIC	4 meters; 400-amp total service.
GAS	3 gas meters.
PLUMBING	Observable supply pipes are C-PVC.. Observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

### » Environmental

LEAD-BASED PAINT	Apartment 1 and 3 are limited lead free. Apartment 2 has a full risk reduction certificate.
OILTANKS	None observed.
ASBESTOS	None observed.



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**\$550,000** subject to an annual ground rent of \$25.00  
\$183,333 per unit, \$156 per sq.ft.

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