



Five-Bedroom Rental Townhome

2714 Maryland Avenue
Charles Village, Baltimore City, 21218

5 Bedrooms, 2 Bathrooms

» Property

BUILT	~1920.
ZONING	R-8, Licensed for 1 Dwelling Unit.
LOT	14' x 150'; Block 3646, Lot 008.
SIZE	2,238 Sq. Ft. Gross Living Area.

» Interior

KITCHEN	Wood cabinets and laminate counters. 30" gas range. Stainless steel sink with garbage disposal.
BATHS	Modern vanities with steel tubs and ceramic tile tub-surrounds.
WALLS & CEILINGS	Plaster walls throughout. First floor ceiling is a mix of plaster, Celotex and pressed tin. Second and third floor ceilings are a mix of plaster and stamped plaster.
FLOORS	Hardwood floors throughout living areas. Ceramic tile floors in kitchen and bathrooms.
LAUNDRY	Full size washer and dryer in unfinished basement.

» Environmental

LEAD-BASED PAINT	Current Full Risk Reduction Certificate per MDE standard.
OILTANKS	None observed.
ASBESTOS	None observed.

» Exterior

CONSTRUCT	Brick construction with brick foundation.
ROOF	Torch down rubber roof with 1 skylight.
WINDOWS	First floor front window is aluminum, single pane with storm window. Mix of vinyl replacement and aluminum windows throughout.
PARKING	2 car parking pad in rear.
FIRE ESCAPE	None.

» Utilities

HEAT	Burnham 2005 gas-fired steam boiler with radiator heat.
HOT WATER	Rheem 2021 gas-fired water heater, 40-gallon.
ELECTRIC	1 electric meter; 100-amp service.
GAS	1 gas meter.
PLUMBING	Observable supply pipes are copper or steel. Observable drain lines are PVC. Sump pump and French drain in basement.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



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\$365,000 in Fee Simple.
\$163 per sq. ft.

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