



4 Apartments

2511 North Charles Street
Charles Village, Baltimore City, 21218

- 1 Studio Apartment
- 1 One-Bedroom Apartment
- 2 Two-Bedroom Apartments

» Property

BUILT	~1920.
ZONING	C-1, Licensed for 4 Dwelling Units.
LOT	16' x 90'; Block 3831, Lot 017.
SIZE	2,691 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	All apartments have wood cabinets and quartz counters and modern backsplash. Stainless steel sinks with electric ranges and dishwashers.
BATHS	All bathrooms have pedestal sinks. Three bathrooms have steel tubs with ceramic tile tub-tub surround. One bathroom has a shower stall with ceramic tile tub-surround.
WALLS & CEILINGS	Drywall throughout; recessed lighting.
FLOORS	Living areas are luxury vinyl tile. Bathrooms feature ceramic tile floors.
LAUNDRY	Each unit has a stacked washer and dryer.

» Environmental

OILTANKS	Abandoned oil tank in basement.
ASBESTOS	None observed.
LEAD-BASED PAINT	Certified Lead Free.

» Exterior

CONSTRUCT	Brick construction with stone foundation. Formstone on first floor façade.
ROOF	TPO.
WINDOWS	Double hung vinyl replacement windows.
PARKING	2 car asphalt parking pad in rear.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	One apartment served by mini splits; three apartments have electric heat pumps with central air conditioning.
HOT WATER	Electric Rheem 40-gallon water heaters; all 2019.
ELECTRIC	5 meters; 400-amp total service.
GAS	1 gas meter.
PLUMBING	Observable supply pipes are C-PVC. Observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



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\$515,000 Fee Simple.
\$128,750 per unit, \$191 per square foot.

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