



2 Apartments

3119 North Calvert Street
Charles Village, Baltimore City, 21218

- 1 One-Bedroom, One-Bath Apartment
- 1 Three-Bedroom, Two-Bath Apartment

» Property

BUILT	~1900.
ZONING	R-8. Permitted for 2 Dwelling Units. License pending.
LOT	23' x 128'; Block 3876, Lot 010.
SIZE	3,008 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Apartment One's kitchen has granite counters, modern laminate cabinets and ceramic tile backsplash. Apartment Two's kitchen has laminate counters and cabinets. Both kitchens have a stainless-steel sink, dishwasher and 30" gas range. Apartment 1 has a garbage disposal.
BATHS	Apartment One has a cast iron tub and wall mounted sink. Apartment Two has two full bathrooms; first floor full bath has a steel tub and modern vanity. Second floor full bathroom has a steel tub and wall mounted sink. All have ceramic tile tub/shower surrounds.
WALLS & CEILINGS	Plaster walls and ceilings. Apartment one has exposed beams in the living room.
FLOORS	Apartment One has hardwood flooring in the living areas, bamboo flooring in the kitchen and ceramic tile flooring in the bathroom. Apartment Two has hardwood and carpeting in the living areas; and bathrooms have ceramic tile flooring.
LAUNDRY	Shared laundry in basement.
OILTANKS	None observed.
LEAD PAINT	Full risk reduction certificate for Apartment Two. Apartment One is owner-occupied.

» Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Rubber roof.
WINDOWS	Vinyl replacement windows throughout.
PARKING	Two car detached garage in rear.
FIRE ESCAPE	Wood fire escape in rear.

» Utilities

HEAT	Weil McLain gas-fired hot water boiler.
HOT WATER	One AO Smith 50-gallon gas-fired water heater (2021); one AO Smith 40-gallon gas-fired water heater (2020).
ELECTRIC	3 electric meters.
GAS	2 gas meters.
PLUMBING	All observable supply lines are copper. Cooper water main. All observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

\$475,000 In Fee Simple.
\$237,500 per unit, \$158 per sq.ft.

Equal Housing Opportunity: Offered without regard to race, religion, color, creed, sex, marital & family status, disability, and other protected classes. Subject to prior sale & withdrawal at any time in the owner's discretion. Information believed accurate and from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of its agents make any warranties or representations about the Property, its condition, its components, its financial performance, nor this information. Ben Frederick Realty, Inc. is the Owner's exclusive Broker.



Will Cannon
410-235-9500



Cheryl Sadera
410-235-9600



Tom Fair
410-235-5200