



## 3 Apartments

637 South Paca Street  
Historic Ridgely's Delight, Baltimore City, 21230

- 1 Two-Bedroom, One-Bath Apartment
- 1 Two-Bedroom, Two-Bath Apartment
- 1 Carriage House w/ Studio Apartment and Garage

### » Property

BUILT	~1900.
ZONING	R-8, Licensed for 3 Dwelling Units.
LOT	15' x 115'; Block 0861, Lot 042.
SIZE	1,950 Sq. Ft. Gross Living Area.

### » Interiors

KITCHENS	2 kitchens have laminate counters; 1 kitchen has a concrete counter. Kitchens in the main building have stainless sinks with garbage disposals and dishwashers. Apt A has a 30" electric range; Apt B has an electric cooktop and the carriage house has a 24" electric range.
BATHS	All bathrooms have modern vanities, Two apartments have steel tubs with ceramic tile tub surrounds. The carriage house has a shower stall with vinyl enclosure.
WALLS & CEILINGS	Plaster walls and ceilings. Apartment B features some pressed tin on the first floor.
FLOORS	Living areas are a mix of hardwood, laminate and carpet. All bathrooms have ceramic tile flooring.
LAUNDRY	Each unit has a stacked washer and dryer.

### » Environmental

LEAD-BASED PAINT	Full risk reduction certificates per MDE standards.
OILTANKS	None observed.
ASBESTOS	None observed.

### » Exterior

CONSTRUCT	Brick construction with brick foundation.
ROOF	Mineral felt.
WINDOWS	Wood windows.
PARKING	Street Parking. 1-car garage is rented with carriage house.
FIRE ESCAPE	Steel fire escape on east wall.

### » Utilities

HEAT	2 gas-fired furnaces with central air conditioning. 1 electric heat pump with central air.
HOT WATER	3 40-gallon electric water heaters.
ELECTRIC	3 meters; 200 amps to each apartment.
GAS	2 gas meters.
PLUMBING	Observable supply pipes are a mix of copper and C-PVC. Observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

**\$445,000** *subject to an annual ground rent of \$30.00*  
*\$148,333 per unit, \$228 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.



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