



3 Apartments

7704 Fredkert Avenue
Taylor Heights, Baltimore 21236

3 Two-Bedroom, One Bath Apartments

» Property

BUILT	1969.
ZONING	R-3. Licensed for 3 Dwelling Units.
LOT	60' x 142'; Block 5514A, Lot 012.
SIZE	3,273 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Kitchens have wood cabinets and Formica counters. Gas cooktops with wall-mounted ovens and stainless sinks. Each apartment has a dishwasher.
BATHS	Two apartments have modern pedestal sinks; one apartment has a wall mounted sink. Tubs are fiberglass, steel or cast iron with ceramic tile tub-surround.
WALLS & CEILINGS	1 st floor has mostly drywall walls, with some wood paneling in the living area. All other walls and ceilings are drywall.
FLOORS	Carpeted living areas; vinyl tile in kitchens and ceramic tile floors in bathrooms.
LAUNDRY	Washing machines are located in the kitchen of each apartment. Clothes dryers are located in the utility rooms for each apartment.

» Environmental

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

» Exterior

CONSTRUCT	Brick construction with block foundation.
ROOF	Asphalt Shingle.
WINDOWS	Vinyl replacement windows.
PARKING	2 concrete parking pads: 2 spots in front; 5 spots in rear.

» Utilities

HVAC	1 st Floor served by gas-boiler. 2 nd and 3 rd Floors served by individual gas furnaces (2011 and 2019). All apartments have central air.
HOT WATER	Separate 40-gallon gas-fired water heaters.
ELECTRIC	3 electric meters. 100 amps to each apt.
GAS	3 gas meters.
PLUMBING	All observable supply lines are copper. All observable drain lines are PVC or copper.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



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\$465,000 Fee Simple.

\$155,000 per unit, \$142 per sq. ft.

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