



4 Charles Village Rental Townhomes

2732 Guilford Avenue
2704 Guilford Avenue
2629 North Calvert Street
2612 Guilford Avenue

» *Property*

BUILT	~1900.
ZONING	R-6. Each licensed for 1 Dwelling Unit.
LOT	Block 3838, Lots 007 & 035. Block 3842, Lot 017. Block 3842, Lot 003.
SIZE	2732: 1,716 Sq. Ft.; 2704: 1,754 Sq. Ft. 2629: 2,216 Sq. Ft.; 2612: 1,896 Sq. Ft.

» *Exterior*

CONSTRUCT	Brick buildings with stone foundations.
ROOF	Rubber roofs, some with aluminum fiber coating.
WINDOWS	Vinyl replacement windows. 2704 has 1 double-pane wood window in the rear.
PARKING	All have concrete rear parking pads.

» *Environmental*

LEAD PAINT	Risk Reduction lead certificates for each home.
OIL TANKS	No tanks observed.
ASBESTOS	No asbestos observed.

» *Utilities*

HVAC	Gas-fired furnaces with central air conditioning.
HOT WATER	Gas-fired water heaters.
ELECTRIC	100-amp or 200-amp service to each building.
GAS	1 gas meter for each building.
PLUMBING	Interior supply lines are C-PVC or copper. Interior drain lines are C-PVC.

» *Interiors*

2732 GUILFORD	4 BR/2 BA: Wood cabinets and granite counters. 30" electric range with over-the range microwave and dishwasher. Hardwood floors throughout living areas; brick style ceramic tile in kitchen in ceramic tile in baths. Steel tubs with ceramic tile tub surrounds.
2704 GUILFORD	4 BR/3 BA. Wood cabinets and granite counters. 30" electric range and dishwasher. Wood floors in living areas; kitchens and baths have brick-style ceramic tile flooring. Steel tubs with ceramic tile surrounds.
2629 NORTH CALVERT	5 BR/3 BA. Wood cabinets and butcher block counters. 30" electric range. Hardwood floors throughout living spaces, with brick style ceramic flooring in kitchen; ceramic tile in bathrooms. Steel tubs with brick style ceramic tile surrounds.
2612 GUILFORD	5 BR/2 BA. Wood cabinets and granite counters. 30" electric stove with over-the-range microwave. Exposed brick on all levels. Luxury vinyl tile on main level; carpeted second floor. Steel tubs with ceramic tile surrounds.
LAUNDRY	Each home has a full-size washer and dryer.



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\$1,320,000 *Fee Simple.*
\$330,000 per unit, \$167 per sq. ft.

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