



8 Apartments

727-729 South Bond Street
Fell's Point, Baltimore City, 21231

- 6 Two-Bedroom Apartments
- 2 One-Bedroom Apartments

» Property

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| BUILT | ~1920. |
| ZONING | C-1. Licensed for 8 Dwelling Units. |
| LOT | 30' x 118'; Block 1811, Lot 039. |
| SIZE | 4,880 Sq. Ft. Gross Living Area. |

» Interiors

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| KITCHENS | Four kitchens are updated and include wood shaker cabinets, granite counters, 30" electric ranges and built-in microwave ovens. Four kitchens have European style cabinets and Formica cabinets, with either 20" or 30" electric stoves. All kitchens have dishwashers and garbage disposals. |
| BATHS | All bathrooms have modern vanities, steel tubs and ceramic tile tub-surrounds. |
| WALLS & CEILINGS | Mostly drywall walls and ceilings. Apartment 5 has a pressed tin ceiling in living area. |
| FLOORS | Five apartments have new luxury vinyl plank flooring throughout living spaces; one apartment has hardwood floors, and one apartment has wall-to-wall carpeting. Kitchens feature ceramic tile flooring or linoleum. Bathrooms have ceramic tile floors. |
| LAUNDRY | Five apartments have stacked washers and dryers. |

» Environmental

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| LEAD-BASED PAINT | 5 apartments are pending Limited Lead Free. 3 apartments have Full-risk reduction certificates per MDE standard. |
| OILTANKS | None observed. |
| ASBESTOS | None observed. |

» Exterior

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| CONSTRUCT | Brick construction on slab. |
| ROOF | Rubber roof with aluminum fibre coating. |
| WINDOWS | Vinyl replacement windows throughout. One wooden window on first level front. |
| PARKING | Street parking. |
| FIRE ESCAPE | Steel fire escape. |

» Utilities

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| HVAC | Heat pumps with central air conditioning for each apartment. |
| HOT WATER | Electric water heaters for each apartment. |
| ELECTRIC | 9 meters. All electric buildings. |
| PLUMBING | Observable supply pipes are a mix of copper and C-PVC. Observable drain lines are mostly PVC. |
| TRASH | Baltimore City trash and recycling pick up included in property taxes. |

\$1,490,000 in Fee Simple.
\$186,250 per unit, \$305 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