



## 2 Rental Townhomes in Ellwood Park

2931 Pulaski Highway  
2935 Pulaski Highway  
Baltimore City, MD 21224

### » Exterior

<b>CONSTRUCT</b>	Brick buildings with Formstone façade; brick foundation.
<b>ROOF</b>	Rubber roofs.
<b>WINDOWS</b>	Vinyl replacement windows.
<b>PARKING</b>	Street parking.

### » Environmental

<b>LEAD PAINT</b>	Lead free.
<b>OIL TANKS</b>	2935 Pulaski has a 275-gallon oil tank in use.
<b>ASBESTOS</b>	No asbestos observed.

### » Utilities

<b>HVAC</b>	2931 Pulaski has a 2017 Rudd gas-fired furnace with central air conditioning. 2935 has a Burnham oil-fired boiler with radiator distribution.
<b>HOT WATER</b>	Rheem gas-fired 40-gallon water heater; GE gas-fired 30-gallon water heater.
<b>ELECTRIC</b>	One electric meter for each building.
<b>GAS</b>	One gas meter for each building.
<b>PLUMBING</b>	2931: galvanized steel main. C-PVC or copper interior supply lines and PVC drains. 2935: copper main. Copper interior supply lines and PVC drains.

### » Property

<b>BUILT</b>	~1920.
<b>ZONING</b>	R-8. Each licensed for 1 Dwelling Unit.
<b>LOT</b>	Block 1713, Lots 156 & 158
<b>SIZE</b>	Each home offers 868 sq. ft. of living area.

### » Interiors

<b>2931 PULASKI</b>	2 Beds/1Bath. Wood cabinets and laminate counters; 30" gas range and stainless-steel sink. Hardwood flooring throughout living room, dining room and bedrooms. Kitchen and bathroom have laminate flooring. Bathroom has modern vanity and cast iron tub with vinyl tub-surround. Celotex ceilings and some drywall ceilings.
<b>2935 PULASKI</b>	2 Beds/1Bath. Wood cabinets and laminate counters; 30" gas range with stainless steel sink. Stained plywood flooring throughout living room, dining room and bedrooms. Kitchen and bathroom have laminate flooring. Bathroom has modern vanity and steel tub with ceramic tile tub surround. Drywall walls and ceilings, with some faux brick.



Will Cannon  
410-235-9500



Cheryl Sadera  
410-235-9600



Tom Fair  
410-235-5200

**\$198,000** \$60 Annual Ground Rent  
\$99,000 Per Unit. \$115 Per Sq. Ft.

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