



3 Apartments

1722 Bolton Street
Bolton Hill, Baltimore City, 21217

- 2 Two-Bedroom Apartments
- 1 One-Bedroom w/ Home-Office
Two-Story Owner's Unit

» Property

BUILT	1885.
ZONING	R-7, Licensed for 2 Dwelling Units.
LOT	20' x 150; Block 0344, Lot 015.
SIZE	3,768 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Apartment 1 has ceramic counters and backsplash and modern wood shaker cabinets. Stainless steel appliance package with 30" gas range, French door fridge with bottom freezer and dishwasher. Apartments 2 and 3 have laminate counters, wood cabinets, 30" gas ranges and dishwashers.
BATHS	All bathrooms have modern vanities and steel tubs. Apartments 1 and 2 have ceramic tile tub surrounds; apartment 3 has a fiberglass enclosure.
WALLS & CEILINGS	Plaster walls throughout. Exposed brick along west wall in Apartment 1. Suspended grid ceilings in Apartment 3 bathroom and basement.
FLOORS	Living areas are mostly hardwood, with some carpet in Apartment 2 bedrooms. Bathrooms have ceramic tile flooring. Apartment 2 has new laminate flooring in kitchen.
LAUNDRY	Free, shared washer and dryer in basement.

» Environmental

LEAD-BASED PAINT	Apartment 1 is owner-occupied. Apartments 2 and 3 have dust wipe certificates per MDE standard.
OILTANKS	None observed.
ASBESTOS	None observed.

» Exterior

CONSTRUCT	Brick construction with brick foundation.
ROOF	TPO, installed 2009.
WINDOWS	Mix of wood and aluminum windows.
PARKING	Street Parking.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	Central gas-fired Columbia (2017) steam boiler with radiator distribution.
HOT WATER	4 individual AO Smith gas-fired water heaters.
ELECTRIC	4 meters; 60 amps to each apartment.
GAS	4 gas meters.
PLUMBING	Water main upgraded to copper. Observable supply lines 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.

\$545,000 in Fee Simple
\$181,667 per unit, \$145 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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