



Five-Bedroom Rental Townhome

225 East 33rd Street
Charles Village, Baltimore City, 21218

5 Bedrooms
4 Bathrooms

» Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Flat rubber roof with aluminum fibre-coating.
WINDOWS	All vinyl replacement windows except for 2 wooden windows in the third-floor rear.
PARKING	1 car gravel pad in rear.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEATING	Weil McClain hot water boiler with radiator distribution.
HOT WATER	Bradford White 40-gallon gas-fired water heater (2015).
ELECTRIC	One electric meter; 200 amp service. 4 Federal Pacific subpanels noted throughout the building.
GAS	1 gas meter.
PLUMBING	Observable supply pipes are a mix of copper, steel and C-PVC Observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Property

BUILT	1918.
ZONING	R-6, Licensed for 1 Dwelling Unit.
LOT	21' x 100'; Block 3878, Lot 013.
SIZE	1,925 Sq. Ft. Gross Living Area.

» Interior

KITCHEN	Granite counters and modern wood shaker cabinets. 30" gas range, built-in microwave, dishwasher and disposal. Lots of cabinet space.
BATHS	Two bathrooms have wall-mounted sinks; two have modern vanities. Two cast-iron tubs; two steel tubs. Three tubs have ceramic-tile tub surrounds. Basement bathtub has wetboard.
WALLS & CEILINGS	Plaster walls throughout.
FLOORS	Hardwood floors in living areas and three bedrooms. Kitchen and two bedrooms have newer laminate flooring. Bathrooms have ceramic tile floors. Basement has 12" x 12" vinyl tile throughout.
LAUNDRY	Full size washer and dryer in unfinished basement.

» Environmental

LEAD-BASED PAINT	Current Full Risk Reduction Certificate per MDE standard.
OILTANKS	Abandoned 275-gallon oil tank in rear electrical room.
ASBESTOS	None observed.



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\$395,000 in Fee Simple.
\$205 per Sq. Ft.

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