



3 Apartments

521 South Wolfe Street
Fell's Point, Baltimore City, 21231

- 1 Two-Bedroom Apartment
- 2 One-Bedroom Apartments

» Property

BUILT	~1920.
ZONING	R-8. Licensed for 3 Dwelling Units.
LOT	20' x 80'; Block 1782, Lot 028.
SIZE	3,150 Sq. Ft. Gross Living Area (estimated).

» Interiors

KITCHENS	Apartment 1 kitchen is renovated with granite countertops, shaker cabinets, and a full stainless steel appliance package including French door refrigerator, 30" electric range, built-in microwave, dishwasher, and sink with garbage disposal. LVT flooring. Apartment 2 and 3 kitchens have laminate counters, wood cabinets, 24" electric ranges, dishwashers, and stainless steel sinks. Apartment 2 has a garbage disposal. Vinyl tile and laminate flooring.
BATHS	Modern vanities; Apartments 1 and 3 have steel tubs with ceramic tile surrounds; Apartment 2 has a fiberglass tub with ceramic tile surround. LVT flooring.
WALLS & CEILINGS	Drywall walls and ceilings.
FLOORS	Apartments 1 and 3 have LVT flooring. Apartment 2 has laminate flooring.
LAUNDRY	Separate stacked clothes washer and dryer in each apartment.
» Environmental	
LEAD-BASED PAINT	Risk reduction lead certificates.
OIL TANKS	None observed.
ASBESTOS	None observed.

» Exterior

CONSTRUCT	Brick construction.
ROOF	Pitched metal upper roof. Built-up lower roof.
WINDOWS	Front and side have single pane double hung wood windows. Rear has vinyl replacement windows.
PARKING	Street parking.
FIRE ESCAPE	None required on two-story building.

» Utilities

HEATING	Separate electric heat pump for each apartment.
COOLING	Separate central air conditioning for each apartment.
HOT WATER	Separate electric water heater for each apartment.
ELECTRIC	4 meters. 150 amps to each apartment. All electric buildings.
PLUMBING	Observable supply pipes are copper. Observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



Will Cannon
410-235-9500



Cheryl Sadera
410-235-9600



Tom Fair
410-235-5200

\$599,000 subject to \$25 annual ground rent.

\$199,667 per unit, \$190 per sq. ft.

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