



4 Apartments

919 Saint Paul Street
Mount Vernon, Baltimore City, 21231

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

» Property

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| BUILT | 1867. |
| ZONING | OR-2. Licensed for 4 Dwelling Units. |
| LOT | 21'2" x 124'; Block 0513, Lot 030. |
| SIZE | 4,221 Sq. Ft. Gross Living Area. |

» Interiors

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| KITCHENS | Apt. 1: Laminate counters, wood cabinets. 30" gas range, dishwasher and disposal. Apt. 2: Butcher block counters, wood cabinets. 30" electric range, dishwasher, disposal and built in-microwave. Apt. 3: Butcher block counters; wood cabinets. Electric cooktop, double wall oven, dishwasher and disposal. Studio: Laminate counters and wood cabinets. 30" electric range and dishwasher. |
| BATHS | Three apartments have tubs; one apartment has a shower stall. All baths have modern vanities and ceramic tile surrounds. |
| WALLS & CEILINGS | Mostly plaster walls and ceilings. Apt. 3 has some drywall and wood paneling along with suspended grid ceilings. The studio has all drywall. |
| FLOORS | Living spaces are a mix of parquet hardwoods, carpeting and laminate. Apts. 1, 2 and 3 have ceramic tile flooring in kitchens and baths. |
| LAUNDRY | Shared laundry in basement. |

» Environmental

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| LEAD PAINT | Buyer can obtain Full-Risk Reduction certificates prior to lease-up. |
| OIL TANKS | None observed. |
| ASBESTOS | None observed. |

» Exterior

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| CONSTRUCT | Brick construction. |
| ROOF | Rubber roof. |
| WINDOWS | 2 apartments have wooden double-pane, double hung windows. 1 apartment has vinyl replacement windows. Studio apartment has wooden, single-pane windows. |
| PARKING | 2 car gravel lot in rear. |
| FIRE ESCAPE | Two internal staircases provide egress. |

» Utilities

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| HVAC | Weil McClain gas-fired, hot water boiler with radiator distribution. Supplemental heat provided by heat pumps with central air conditioning. |
| HOT WATER | Central 73-gallon gas-fired water heater. |
| ELECTRIC | 6 meters. 100 amps to each apartment. |
| GAS | 1 gas meter. |
| PLUMBING | Observable supply pipes are copper. Most observable drain lines are PVC; some steel. |
| TRASH | Baltimore City trash and recycling pick up included in property taxes. |

\$589,000 in Fee Simple

\$147,250 per unit, \$140 per sq. ft.

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