



3 Apartments

2071 Druid Park Drive
Woodberry, Baltimore City, 21211

- 1 Two Bedroom, Two & Half Bath
- 1 Two Bedroom, One Bath
- 1 Studio

» Property

BUILT	~1910.
ZONING	R-6. Licensed for 3 Dwelling Units.
LOT	40' x 115'; Block 3390B, Lot 030.
SIZE	2,430 Sq. Ft. Above Grade Living Area.

» Exterior

CONSTRUCT	Frame construction with vinyl siding.
ROOF	Upper roof: asphalt shingle. Lower roof: 90# mineral felt.
WINDOWS	Vinyl replacement windows throughout.
PARKING	Gravel lot in rear fits 6 vehicles.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HVAC	Apartments 1 and 2 have gas fired furnaces with central air. Apartment 3 has mini splits.
HOT WATER	Each apartment has a 50-gallon electric GE water heater (2019).
ELECTRIC	4 electric meters.
GAS	2 gas meters.
PLUMBING	Observable supply pipes are copper. Copper water main. Observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pick up included in property taxes.

» Interiors

KITCHENS	All kitchens have laminate counters and modern wood-shaker cabinets. Appliances include 30" electric ranges and dishwashers.
BATHS	Bathrooms have modern vanities. Apartment 1 has a steel tub; apartments 2 and 3 have cast iron tubs. All tubs have ceramic tile tub-surrounds.
WALLS & CEILINGS	Drywall walls and ceilings. The studio apartment is loft-style with dormers.
FLOORS	Laminate flooring throughout living areas. Kitchens and bathrooms feature ceramic tile.
LAUNDRY	Apartment 1 has an in-unit stacked washer and dryer. Apartments 2 and 3 use individual washers and dryers in the rear laundry room.

» Environmental

LEAD-BASED PAINT	Full Risk Reduction Certificates per MDE standard.
OIL TANKS	None observed.
ASBESTOS	None observed.



Will Cannon
410-235-9500



Cheryl Sadera
410-235-9600



Tom Fair
410-235-5200

\$550,000 in Fee Simple.

\$183,333 per unit, \$226 per sq. ft.

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