



3 Apartments

2213 North Charles Street
in *Historic Old Goucher, Baltimore City, MD 21218*

3 One-Bedroom Apartments

» Property

BUILT	1900
ZONING	C1
LOT	16' x 93'6" Block 3819, Lot 7
SIZE	2,112 Sq.Ft. Gross Building Area

» Kitchens and Baths

CABINETS	Wood cabinets with laminate counters.
APPLIANCES	30" electric range, refrigerator & washer-dryer in each apartment.
BATHS	Steel shower/tubs with ceramic tile tub enclosure and a pedestal sink.

» Interior

WALLS & CEILINGS	Plaster walls & ceilings.
FLOORS	Original hardwood floors in living areas, ceramic tile floors in kitchens and baths.

» Utilities

HEAT	Separate electric forced air for each apartment. These units are dated 2004. Disabled Williamson gas-fired hot water boiler for old radiator heating system.
HOT WATER	Separate 30-gallon electric water heater for each apt
ELECTRIC	200 Amp total service separate meter to each apartment with 100-Amp circuit breaker to each.
GAS	1 gas meter.
PLUMBING	Copper main water pipe. Interior appear to be a mix of copper and CVPVC.
TRASH	City pick-up and recycling included in property taxes.

» Exterior

CONSTRUCT	Brick Building with Brick Foundation.
ROOF	New 90# Mineral Felt.
WINDOWS	Vinyl/Aluminum replacement windows.
PARKING	parking pad in rear.
FIRE ESCAPE	Steel fire escape on rear.
AMENITIES	Washer-Dryer in each apartment.
SCORES	95 Walking Score, 89 Bike Score. Crime rated "C".

» Environmental

LEAD PAINT	Lead Safe per MDE standards
OIL	No tanks observed.
ASBESTOS	no asbestos observed.



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410 752 6400 Seller's Exclusive Agent

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\$265,000 in fee simple

\$83,333 per unit. \$118 per sq. ft. No ground rent.

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