



3 Apartments

2211 North Charles Street
in *Historic Old Goucher, Baltimore City, MD 21218*

3 One-Bedroom Apartments

» Property

BUILT	1920
ZONING	C1
LOT	18' x 93'6" Block 3819, Lot 6
SIZE	2,376 Sq.Ft. Gross Building Area

» Kitchens and Baths

CABINETS	Wood cabinets with laminate counters.
APPLIANCES	30" electric range and refrigerator in each apt.
BATHS	Ceramic tile shower on 1 st and 2 nd floor; steel tub with vinyl tub surround on 3 rd floor. Wall hung sink on 1 st flr, modern vanity on 2 nd flr and 3 rd flr.

» Interior

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

» Utilities

HEAT	Separate electric heat pump with central air in each apartment. These units are dated 2009.
HOT WATER	Separate 30-gallon electric water heater for each apt.
ELECTRIC	400 Amp total service w/100-Amp circuit breaker each.
GAS	no gas meters.
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	Built-up hot tar.
WINDOWS	Vinyl/Aluminum replacement windows.
PARKING	2-car 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.



Call Ben Frederick, III, CCIM

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\$285,000 in fee simple

\$95,000 per unit. \$120 per sq. ft. No ground rent.

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