



2 Apartments

2905 Charleston Avenue
in *Halethorpe, Baltimore County Maryland 21227*

- 2 2-Bedroom Apartments
- 1 900 Sq Ft Shop/Garage

» Property

BUILT	1911
ZONING	Registered and Zoned for 2 Dwelling Units
LOT	80' wide by 310' deep, 0.57 acres Subject to Forest Conservation Easement Property Tax Id # 13-2400013375, Map 109, parcel 402
SIZE	1,792 Gross Building Area

» Exterior

CONSTRUCT	Frame construction. Exterior wrapped in vinyl siding. brick foundation.
ROOF	Pitched asphalt shingle roof.
PARKING	Asphalt paved driveway.
FIRE ESCAPE	Wood deck on the rear of each level.
AMENITIES	Large tree shaded yard. Covered front porch, large rear deck. Separate shop/shed/garage approx. 950 sq.ft.

» Kitchens and Baths

CABINETS	Wood/Laminate cabinets, laminate counters.
APPLIANCES	30" Electric range, dishwasher, and refrigerator in each apartment.
LAUNDRY	Free full-size washer & dryer in the basement.
BATHS	Shower tubs with ceramic tub surrounds. Modern vanity or pedestal sink.

» Environmental

LEAD PAINT	Dust wipes per MDE standards
OIL	No oil tanks observed.
ASBESTOS	Some old asbestos insulated heat pipes in the basement.
MOLD	No mold reported on the Property.
TRASH	Provided by Baltimore County and included in the property taxes

» Interior

WALLS	Drywall walls and ceilings. Some celotex ceiling tile.
FLOORS	Wall-to-wall carpet in some living areas. Hardwood and vinyl flooring in kitchens. Vinyl flooring in bathrooms.
WINDOWS	Vinyl replacement windows throughout.

» Utilities

HEAT	Separate electric heat pump for each apartment.
AIR CONDITIONING	Central Air conditioning for each apartment.
HOT WATER	Central 40-gallon electric water heater.
ELECTRIC	200 Amp total service. Cutler Hammer circuit breakers, 100 Amp to each apt. 3 meters.
PLUMBING	All water pipes appear to be copper.



Call Ben Frederick, III, CCIM

410 752 6400 *Seller's Exclusive Agent*

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\$270,000 in fee simple

\$135,000 per unit. \$151 per sq. ft. No ground rent.

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