



2 Rental Townhomes & Separate, Buildable Lot

2007 & 2009 Girard Avenue
In Woodberry/TV Hill, Baltimore 21211

- 2 4-Bedroom Single Family
- 4 One-Car Garages on separate, buildable lot

» Exterior

CONSTRUCT 2007 Stucco over masonry; 2009 vinyl siding over brick.

ROOF Pitched asphalt shingle

WINDOWS Vinyl replacement windows dated 2006

AMENITIES Fenced rear yards with large decks for outdoor enjoyment. Off street parking alongside; 4 masonry garages in rear

» Utilities

HEAT Separate energy-efficient 90+gas fired forced air furnace; Central Air

HOT WATER Each home has 40-gallon gas-fired water heater.

ELECTRIC 2007 has 100 amp main service; 2009 has 200 amp main service; no fuses, no Federal Pacific

PLUMBING 2007 galvanized main water; 2009 copper main

TRASH Baltimore City trash and recycling pick up included in property taxes.

» Property

BUILT 1890; Fully Renovated 2006

ZONING R6

LOT 25x127' & 25'x128'

SIZE 2007 Girard 1,120 Sq Ft
2009 Girard 1,280 Sq Ft

» Interiors

KITCHENS 2007 features 42" wood cabinets; 30" in 2009, both with crown molding. Stainless steel appliances: gas range, microwave, fridge and disposal.

BASEMENT Full basements are improved as living space..Full Size Washer and Dry in each basement;

BATHS 2007 has 2.5 baths; 2009 3 full baths. All baths have modern vanity, except 1 features a modern pedestal sink.

WALLS Drywall throughout

FLOORS Prefinished hardwood floors on living and dining levels; wall to wall carpeting in sleeping areas. 3rd floor of 2009 Girard has original hardwood floors.

» Environmental

LEAD-BASED PAINT Full Risk Reduction per MDE standard

OILTANKS None observed.

ASBESTOS None observed.



Call Cheryl Sadera

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\$625,000, subject to ground rent

\$312,500/unit 2007 Girard subject to \$90 annual ground rent

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