



3 Apartments

3510 Greenmount Avenue
in Guilford, Baltimore City, 21218

- 2 2-Bedroom, 1 Bath Apartments
- 1 1-Bedroom, 1 Bath Apartment

» Property

BUILT	1919
ZONING	R5, Licensed for 3 Dwelling Units.
LOT	30' 7" x 122' 6" Block 3842, Lot 30
SIZE	3,272 Above-Grade Sq. Ft.

» Interiors

KITCHENS	Units 1 & 3 have laminate counters and 30" electric ranges; Unit 2 has wood counters and a 30" gas range; all Units have laminate cabinets, stainless steel sinks, dishwashers, garbage disposals, and laminate floors.
BATHS	Modern vanities; Unit 1 has a cast iron tub with ceramic tile enclosure, and a ceramic tile floor; Unit 2 has a cast iron tub with vinyl enclosure, and a laminate floor; Unit 3 has a stand up shower with vinyl enclosure, and a laminate floor.
WALLS & CEILINGS	Walls are a mix of wood panel, plaster, and stucco; ceilings are a mix of Celotex, wood panel, and plaster.
FLOORS	Unit 1 has a mix of original parquet, carpet, and laminate; Unit 2 has a mix of hardwood and carpet; Unit 3 has carpet.

» Environmental

LEAD-BASED PAINT	Modified risk reduction lead certs to be provided by seller prior to settlement.
OILTANKS	None observed.
ASBESTOS	None observed.

» Exterior

CONSTRUCT	Brick construction with stone foundation.
ROOF	Pitched asphalt shingle.
WINDOWS	Original wood double-hung windows.
PARKING	2-car, 16' x 18' detached garage in rear. Brick construction with slate roof.
FIRE ESCAPE	Two steel fire escapes.

» Utilities

HEAT	Gas-fired 200k BTU Columbia hot water boiler dated 2015; radiator distribution.
AIR CONDITIONING	Several thru-wall air conditioning units installed.
HOT WATER	Gas-fired 74 gallon State Select hot water heater dated 2010.
ELECTRIC	200 amp service; seller is in process to install 4 separate electric meters.
GAS	1 gas meter.
PLUMBING	Copper water main and all visible interior water pipes. All visible drain lines are pvc.
LAUNDRY	Units 1 & 3 Unit share laundry in basement; Unit 2 has in-suite laundry.
TRASH	Baltimore City trash and recycling pick up included in property taxes.



Call Tom Fair

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\$359,000 in fee simple

\$119,667 per unit. \$110 per sq. ft. no ground rent

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