



3 Apartments

2009 Madison Avenue
in *Madison Park*
Baltimore City, Maryland 21217

3 1 Bedroom / 1 Bath apartments

» Exterior

CONSTRUCT	Brick Formstone Base/ Brick Foundation
ROOF	Rubber Torch Down Roof
WINDOWS	Replacement Windows throughout - 2011
PARKING	Street Parking
FIRE ESCAPE	Metal Fire Escape in Rear

» Environmental

LEAD PAINT	Full Risk Reduction / Dust Swipes
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Utilities

HEAT	All units have separate Electric Heat Pumps - New 2012
COOLING	All units have separate Central air conditioning - New 2012
HOT WATER	All units have separate 40 gallon hot water heater - New 2012
ELECTRIC	New Electric service 2012 150 Amp into each unit with separate panel. All units are separately metered.
PLUMBING	Copper main, plastic throughout - New 2011
TRASH	City pick-up included in property taxes.

» Property

BUILT	1920 per tax records, Totally Renovated in 2011
ZONING	R8 – 3 Dwelling Units
LOT	Block 0317, Lot 005
SIZE	2,268 sq.ft. Above Grade, 1206 sq.ft. Prop Land Area

» Kitchens and Baths

KITCHEN	All kitchens have 30" Stainless steel sink, granite counter tops and wood cabinets. Refrigerator, electric range, built in microwave, disposal and stacked washer/dryer
BATHROOM	All bathrooms have modern vanities, 12/16 ceramic tile floors, ceramic tile surround.

» Interior

WALLS & CEILINGS	All walls are drywall with 9 ft. high ceiling Throughout / exposed brick
FLOORS	Wood floors throughout all units.



Call Will A. Cannon III

410 916 3331 Seller's Exclusive Agent

www.BenFrederick.com

\$308,500 in fee simple

\$102,833 per unit. \$136 per sq. ft. No ground rent.

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