



## 6 Apartments

4803 Roland Avenue  
in *Roland Park, Baltimore City, 21210*

- 1 Studio Apartment
- 2 2-Bedroom, 2 Bath Apartments
- 2 1-Bedroom, 1 Bath Apartments
- 1 4-Bedroom, 2 Bath Apartment

### » Exterior

<b>CONSTRUCT</b>	Stucco; Stone & Brick foundation.
<b>ROOF</b>	Slate
<b>WINDOWS</b>	Original wood frame windows throughout;
<b>PARKING</b>	7 car parking in rear plus 2 1-car garages
<b>FIRE ESCAPE</b>	Wood fire escape
<b>HEAT</b>	Weil-McLain gas fired steam boiler; radiator heat and radiant radiator heat
<b>HOT WATER</b>	2008 State Select 75-gallon gas water heater, 75,000 BTU.
<b>ELECTRIC</b>	Square D fuse boxes; Separately metered; Main service to building upgraded to 600 amps
<b>GAS</b>	4 gas meters; Public service meter pays for Apt's 1A, 3 and public service. Studio is all electric.
<b>PLUMBING</b>	All observable interior supply lines are copper or galvanized; interior drain lines C-PVC. Cast iron main drain to street.
<b>LAUNDRY</b>	4 units have in-unit washers and dryers; Apartments 2B and 2C share free laundry in basement

### » Area

74 Walk Score on WalkScore.com  
Crime Grade A: Lowest personal crime and lowest property crime

Roland Park is one of Baltimore's most affluent neighborhoods

### » Property

<b>BUILT</b>	1903, Converted 1961, Upgrades 2010 – present
<b>ZONING</b>	R1D – Licensed for 5 Dwelling Units, 2 Rooming Units
<b>LOT</b>	0.6 acre; Block 4933, Lot 002
<b>SIZE</b>	7,640. Ft. Gross Living Area

### » Interiors

<b>KITCHENS</b>	5 apartments were upgraded in 2019 and feature granite counters, stainless steel appliances, 4 & 5 burner gas ranges, dishwashers and disposals. Luxury wood cabinetry. 4 porcelain farmhouse sinks; 2 stainless. All kitchens have tile backsplash. The studio has a 18" electric range and laminate counters
<b>BATHS</b>	5 apartments feature cast iron tubs, some claw foot, all with ceramic tile tub surrounds. A mix of modern double vanities, single vanities and pedestal sinks throughout. The studio has a shower stall, with ceramic tile tub surround and wall mounted sink.
<b>WALLS &amp; CEILINGS FLOORS</b>	Mix of plaster and dry wall throughout  All living spaces and hallways have original wood floors. Bathrooms all have ceramic tile floors
<b>HISTORIC FEATURES</b>	Crown moldings throughout 1 <sup>st</sup> and 2 <sup>nd</sup> floors; beautiful built-ins, sliding pocket doors and 5+ decorative fireplaces; chandeliers; 3 <sup>rd</sup> floor has 15' ceilings

### » Environmental

<b>LEAD-BASED PAINT</b>	Seller will provide lead certificates prior to closing.
<b>ASBESTOS</b>	No asbestos observed
<b>OIL TANKS</b>	None observed



*Call Cheryl Sadera*

**410-688-1348** *Seller's Exclusive Agent*

**www.BenFrederick.com**  
**410 235 9500**

**\$1,495,000 in fee simple**

*\$249,167 per unit. \$196 per sq. ft. No ground rent*

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