



3 Apartments

312/314 Emory Street / 629 Melvin Street

In Historic *Ridgely's Delight*
Baltimore City, Maryland 21230

- 1 Two-Bedroom / One Bath Apt.
- 1 Three-Bedroom / Two Bath Apt.
- 1 Two-Bedroom / Two Bath Apt.

» Exterior

CONSTRUCT	Brick front with brick foundation.
ROOF	Rubber Burn Down Roof
WINDOWS	Wood Windows
PARKING	Street parking

» Property

BUILT	1900 per tax records, Extensively Renovated in 2018
ZONING	R8 – Three Dwelling Units
LOT	Block 0685A, Lot 088
SIZE	3,348 sq.ft. Above Grade, 1770 sq.ft. Prop Land Area

» Environmental

LEAD PAINT	Full Risk Reduction/ Dust swipes per MDE Standards
OIL	No oil tanks observed.
ASBESTOS	No asbestos observed.

» Kitchens and Baths

KITCHEN	All kitchens new 2018/2019. All have Stainless steel appliances. 30" gas range, microwave above, refrigerator, dishwasher and disposal. All kitchens have 30" Stainless steel sink. Wooden cabinets and granite counter tops
BATHROOM	Bathrooms in 312/314 new 2018. All bathrooms have modern vanities, ceramic tile floors, steel tub with ceramic tile surround. Stall shower in 3 rd fl. bath 629 Melvin All units have in unit washer/dryer

» Utilities

HEAT	All units have Gas fired furnaces New 2018
COOLING	All units have separate Central air conditioning New 2016
HOT WATER	All units have separate hot water tanks (312/314 Emory) New 2018
UTILITIES	500 Amp service into building, 125 Amp into each unit with separate panel. All units are separately metered. 4 Gas meters, all units are separately metered
PLUMBING	Copper main in from street/ mix of copper/PVC plumbing
TRASH	City pick-up included in property taxes.

» Interior

WALLS & CEILINGS	Walls and ceilings are a mix of drywall and plaster
FLOORS	New laminate floors throughout all units.



Call Will A. Cannon III

410 916 3331 Seller's Exclusive Agent

\$720,000 in fee simple

\$240,000 per unit. \$215 per sq. ft. No ground rent.

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