



## 2 Apartments

312 E. Belvedere Avenue  
In Baltimore, MD 21212

- 1 Two-Bedroom, Two-Bath Apt
- 1 One-Bedroom, One-Bath Apt

### » Exterior

<b>CONSTRUCT</b>	Brick construction with stone foundation.
<b>ROOF</b>	Slate.
<b>WINDOWS</b>	17 single-pane wood windows; 2 vinyl replacement windows.
<b>PARKING</b>	Paved lot in rear can fit 4 cars.

### » Property

<b>BUILT</b>	1938.
<b>ZONING</b>	R-7, Licensed for 2 Dwelling Units
<b>LOT</b>	30' x 95'

### » Utilities

<b>HEAT</b>	Gas-fired Columbia hot water boiler with radiator distribution. Basement has electric baseboard heat in addition to radiators.
<b>HOT WATER</b>	Central 40-gallon gas-fired Rheem water heater
<b>ELECTRIC</b>	100 amps to building. 60 amps to each apartment. 3 electric meters.
<b>GAS</b>	2 gas meters.
<b>PLUMBING</b>	All observable water supply lines are a mix of c-pvc and copper. Drain lines are pvc with a cast iron main sewer drain.
<b>LAUNDRY</b>	Free, shared washer and dryer in basement.

### » Interior

<b>KITCHENS</b>	Laminate counters; 1 <sup>st</sup> floor has laminate cabinets, 2 <sup>nd</sup> floor has wood cabinets, Stainless sinks, 30" gas ranges and refrigerators. Laminate flooring.
<b>BATHS</b>	Main bathrooms have cast iron tub with ceramic tile tub surround and modern vanities. Basement bathroom has a poured cement shower stall and modern vanity.
<b>FLOORS</b>	Main living areas have original hardwoods or wall-to-wall carpeting. Bathrooms have ceramic tile.
<b>WALLS &amp; CEILINGS</b>	Plaster walls and ceilings. Living spaces have ceiling fans.

### » Environmental

<b>LEAD-BASED PAINT</b>	Dust wipe tests per MDE standard.
<b>OILTANKS</b>	Abandoned oil tank in basement.
<b>ASBESTOS</b>	Asbestos siding.



Call Cheryl Sadera

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

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**\$195,000 in fee simple**

*\$97,500/unit \$146/per sq. ft.*

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