



Ben Frederick Realty, Inc.

3127 Mareco Ave

21213

Belair-Edison

3-Bedroom Porch-Front

Corner Townhouse

Needs Moderate Fix-Up

Location 3127 Mareco Ave
Off Erdman Ave @ Belair Rd
Baltimore City, MD 21213

Parking street parking

Lot 20' x 80'

Zoned R-7

Built 1926

Block/Lot Block 4188A, Lot 43

Building Area 1,208 sq.ft.

- Building
- 2-Story, Brick Porch-Front Townhouse
 - Mix of Wood and Vinyl Windows
 - Some panelling on walls in the living areas.
 - Kitchen: modern wood cabinets with formica counter. Kitchen is very servicable.
 - 1 Full Bathroom on the Second Floor needs a new floor. Cast iron tub in good condition.
 - 3 Full Bedrooms, each with a window and closet.
 - Most plaster walls in tact, some need repair.
 - Hardwood Floors throughout in fair condition.

- Utilities
- Gas Forced Air Heating System.
 - Some Copper and Some Galvanized Plumbing.
 - 100 Amp circuit breaker electric.
 - City Water, City Sewer, City Trash Pick-Up & Recycling.

Amenities Full basement finished as a club room. Corner Lot

Environmental No asbestos observed, no oil tanks observed.

List Price \$29,900 subject to \$84 annual ground rent.

Contact Ben Frederick III, CCIM, Broker
Ben Frederick Realty Inc. "Owner's Exclusive Agent"
Apartment and Investment Real Estate Specialist
410-435-5040, fax: 410-435-5041; www.BenFrederick.com

Bank Approved Short Sale



Renovated Comps \$105,000 to \$115,000

address	sales price	beds/baths	Heat	
3637 Elmley Ave	106,500	3 / 2	elec heat pump CAC	renovated with club basement.
3633 Elmley Ave	115,000	3 / 2	gas forced air CAC	totally rehabbed. Partially finished basement.
3623 Elmley Ave	119,900	4 / 2	gas forced air CAC	renovated with 4th BR in basement.

This offering is made without regard to the race, religion, color, creed, sex, marital & familial status, and/or handicap. The information contained herein is believed accurate & from reliable sources; however, neither the owner nor Ben Frederick Realty Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.

