

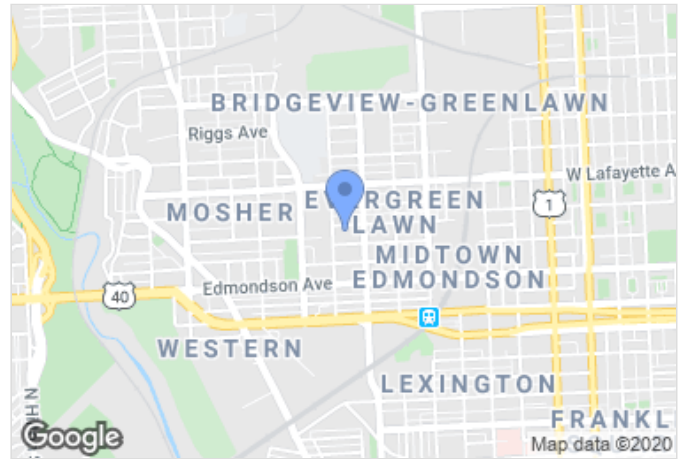
Agent Full

2533 Lanvale St, Baltimore, MD 21216

Closed

Residential

\$102,500



MLS #: MDBA114638
 Tax ID #: 0316072363 041
 Ownership Interest: Fee Simple
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 2 / 0
 Above Grade Fin SQFT: 1,302 / Estimated
 Price / Sq Ft: 78.73
 Year Built: 1927
 Property Condition: Very Good
 Style: Traditional
 Central Air: Yes
 Basement: Yes

Location

County: Baltimore City, MD
 In City Limits: Yes
 Municipality: Baltimore City
 Subdiv / Neigh: NONE AVAILABLE

Election District: 16

Taxes and Assessment

Tax Annual Amt / Year: \$1,407 / 2006
 City/Town Tax: \$1,341 / Annually
 Zoning: OR060

Tax Assessed Value: \$58,770 / 2005
 Imprv. Assessed Value: \$42,770
 Land Assessed Value: \$16,000
 Section: 7
 Block/Lot: 2363 / 41

Rooms

Bedroom: Lower 1 10 x 14, Flooring - Vinyl
 Living Room: Main 12 x 14, Flooring - HardWood
 Dining Room: Main 12 x 14, Flooring - HardWood
 Kitchen: Main 18 x 14, Flooring - Vinyl
 Bedroom: Upper 1 14 x 14, Flooring - Carpet
 Bedroom: Upper 1 9 x 14, Flooring - Carpet
 Other: Upper 1 17 x 14, Flooring - Tile
 Master Bedroom: Unknown

	Bed	Bath
Upper 1	2	1 Full
Lower 1	1	1 Full

Building Info

Entry Location: Living Room
 Above Grade Fin SQFT: 1,302 / Estimated
 Total Fin SQFT: 1,302 / Estimated
 Tax Total Fin SQFT: 1,302
 Total SQFT: 1,302 / Estimated
 Wall & Ceiling Types: Masonry
 Basement Type: Daylight, Partial, Full, Partially Finished, Side Entrance, Space For Rooms, Walkout Stairs

Common Walls: 2+ Common Walls
 Construction Materials: Brick, Combination

Lot

Lot Acres / SQFT: 0.03a / 1,411sf

Parking

Attached Carport - # of Spaces: 1
Total Parking Spaces: 1

Features: Attached Carport, Covered Parking

Interior Features

Interior Features: Dining Area, Floor Plan-Traditional, Kitchen - Country, WhirlPool/HotTub, Window Treatments, Wood Floors, No Fireplace, Dryer, Exhaust Fan, Oven/Range - Gas, Range Hood, Refrigerator, Washer, Accessibility Features: None, Exterior Cameras, Monitored, Surveillance System

Utilities

Utilities: Ceiling Fan(s), Central A/C, Cooling Fuel: Electric, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

Remarks

Inclusions: Parking Included In ListPrice, Parking Included In SalePrice

Agent: Customized home. SUPER BATH, central air, replacement windows, updated large eat in kitchen, appliances, and HVAC systems. Two bedrooms on the the second level and the possible 3rd bedroom in the lower with full bath and separate entrance. Covered carport, exterior motion lights and surveillance system. AHS Warranty. A MUST SHOW HOME

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Listing Office

Listing Agent: [Carolyn Syphax-Young](#) (31237) (Lic# Unknown) (410) 440-0008
Listing Agent Email: carolyn_sy@msn.com
Listing Office: [RE/MAX 100](#) (RMAX1007)

10045 Baltimore National Pike Ste A-20, Ellicott City, MD 21042
Office Phone: (410) 461-3200 Office Fax: (410) 461-4498

Directions

East on Edmondson Ave. left on Warwick , left on Lanvale

Compensation

Buyer Agency Comp: 3.5%% Sub Agency Comp: 3.5%%
Dual/Var Comm: No

Listing Details

Original Price:	\$102,500	Owner Name:	Dandridge
Vacation Rental:	No	DOM / CDOM:	7 / 7
Listing Agrmnt Type:	Exclusive Right	Listing Terms:	Home Warranty
Prospects Excluded:	No	Original MLS Name:	MRIS
Dual Agency:	Yes	Off Market Date:	09/25/07
Sale Type:	Standard	Home Warranty:	Yes
Original MLS Number:	BA6489779		
Listing Term Begins:	07/28/2007		
Listing Entry Date:	07/28/2007		
Possession:	Settlement		
Disclosures:	Prop Disclaimer		

Sale/Lease Contract

Selling Agent: [Patti Melodini](#) (37644) (Lic# Unknown) (410) 790-4729
Selling Agent Email: patti.melodini@longandfoster.com
Selling Office: [Long & Foster Real Estate, Inc.](#) (LNG167)

2333 Baltimore Blvd, Finksburg, MD 21048-0000
Office Phone: (410) 876-1010 Office Fax: (410) 876-2477
Concessions: Yes Concessions Amount: \$2,500
Agreement of Sale Dt: 08/02/07 Close Date: 09/17/07
Close Price: \$102,500.00
Buyer Financing: Conventional Last List Price: \$102,500.00



Exterior (Main)



Exterior (Main)

