

\$940,000 - 1313 Eutaw Pl, BALTIMORE

MLS® #MDBA2171112

\$940,000

8 Bedroom, 5.00 Bathroom, 4,683 sqft

Residential on 0.09 Acres

BOLTON HILL HISTORIC DISTRICT,
BALTIMORE, MD

Nestled on a picturesque, tree-lined street in Baltimore's historic Bolton Hill, 1313 Eutaw Place offers a distinctive investment opportunity blending architectural elegance and income potential. This stately 5-unit multifamily townhouse, spanning approximately 5,853 square feet, boasts beautifully preserved period features, including intricate inlaid hardwood flooring, ornate crown moldings, original fireplace mantels, soaring ceilings, and elegant chandeliers.

Thoughtfully arranged, each unit provides separately metered gas heating (forced air), central air conditioning, and individual water heaters, ensuring optimal tenant comfort and efficient utility management. Currently fully leased, the property generates approximately \$90,000 in gross annual rental income, with significant potential to increase returns by bringing rents to market rates. The owner currently covers water expenses.

Convenient amenities include a coin-operated washer and dryer located on the lower level. The spacious rear yard offers ample potential for outdoor relaxation, gardening, or further enhancements to boost tenant satisfaction and retention.

Positioned in one of Baltimore's most desirable historic neighborhoods, 1313 Eutaw Place seamlessly combines timeless character, stable cash flow, and value-add potential—an outstanding addition to any discerning investor's portfolio.



Property is being sold As-Is.

Built in 1900

Essential Information

MLS® #	MDBA2171112
Price	\$940,000
Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	4,683
Acres	0.09
Year Built	1900
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Colonial
Status	Active



Community Information

Address	1313 Eutaw Pl
Subdivision	BOLTON HILL HISTORIC DISTRICT
City	BALTIMORE
County	BALTIMORE CITY-MD
State	MD
Municipality	Baltimore City
Zip Code	21217

Interior

Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Front Entry
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Foundation	Other



School Information

District BALTIMORE CITY PUBLIC SCHOOLS

Additional Information

Date Listed June 13th, 2025
Days on Market 68
Zoning OR-1

Listing Details

Listing Office Samson Properties

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