

\$1,200,000 - 210 S High St, Baltimore

MLS® #MDBA2165470

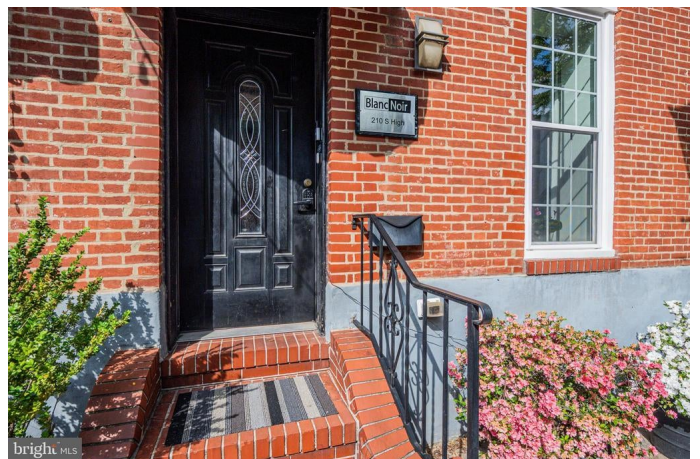
\$1,200,000

5 Bedroom, 5.00 Bathroom, 4,500 sqft

Residential on 0.11 Acres

LITTLE ITALY, Baltimore, MD

Introducing BlancNoir, an extraordinary gem in the heart of Baltimore's vibrant Little Italy—one of only a select few licensed bed & breakfasts in the city. This stunning property offers a rare blend of modern luxury, investment potential, and a coveted location just moments away from some of Baltimore's most renowned neighborhoods and attractions. BlancNoir boasts four beautifully designed guest rooms, each with its own unique style, from oversized spa tubs to state-of-the-art smart-home features. These rooms offer the ultimate in comfort and privacy, making it the perfect setting for guests or a private retreat. The main level of the home features open-concept living areas, a cozy gas fireplace, and large windows that flood the space with natural light. Multiple lounge areas, both inside and outside, including a spacious deck and patio, offer the perfect environment for relaxation and entertaining. A rare and highly desirable feature in the city, this spacious, secure four-car garage provides ample parking or can be repurposed for other uses. Whether you need space for vehicles, storage, or even as an expanded area for your business, this garage is truly one-of-a-kind in this area. The property is zoned C-1, which allows for a wide range of commercial and residential uses, giving you endless possibilities for future endeavors. Whether you choose to continue the B&B business, convert the space into a private residence, or explore other commercial



uses, the flexibility of this zoning makes BlancNoir a rare and highly valuable investment. BlancNoir is ideally located to take full advantage of Baltimore’s rich culture and thriving arts scene. You’re just a short stroll from the famous Inner Harbor, vibrant Fell’s Point, and the trendy restaurants and shops of Harbor East. With Camden Yards and M&T Bank Stadium close by, plus countless dining, entertainment, and cultural venues in the immediate area, this location is perfect for those who want to enjoy everything Baltimore has to offer.

Built in 1870

Essential Information

MLS® #	MDBA2165470
Price	\$1,200,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	4,500
Acres	0.11
Year Built	1870
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Federal
Status	Active Under Contract

Community Information

Address	210 S High St
Subdivision	LITTLE ITALY
City	Baltimore
County	BALTIMORE CITY-MD
State	MD
Municipality	Baltimore City
Zip Code	21202

Amenities

Amenities	Carpet, Soaking Tub, Stall Shower, Upgraded Countertops, Walk-in Closet(s), Wood Floors
Parking	Private, Secure Parking
# of Garages	4
Garages	Garage - Rear Entry

Interior

Appliances	Cooktop, Dishwasher, Icemaker, Refrigerator, Stainless Steel Appliances, Washer, Water Heater, Instant Hot Water
Heating	Radiant
Cooling	Ductless/Mini-Split
Has Basement	Yes
Basement	Connecting Stairway, Fully Finished, Heated, Improved, Interior Access
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas/Propane
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding
Exterior Features	Exterior Lighting, Sidewalks, Street Lights, Balcony, Deck(s), Roof Deck, Awning(s)
Lot Description	Irregular Lot
Windows	Screens
Roof	Rubber
Foundation	Permanent

School Information

District	BALTIMORE CITY PUBLIC SCHOOLS
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Additional Information

Date Listed	May 29th, 2025
Days on Market	117
Zoning	C-1

Listing Details

Listing Office	Compass
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Listing information last updated on October 28th, 2025 at 3:15am EDT