



# ROW HOUSE INVESTMENTS

**(410) 727 - 0908**

More Info • Scopes of Work  
 Pictures • New Listings  
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## PROPERTY DETAILS

**Address** 4605 Benton Heights Ave  
 Baltimore MD 21206  
**BR/BA** 2/1  
**Purchase Price** \$31,000  
**Estimated Repairs** \$21,400  
**Area** East Baltimore

## AMENITIES

Spacious Bedrooms on the Second Floor  
 Full Bathroom on the First Floor  
 Large Living Room  
 Separate Dining Room  
 Rear Kitchen  
 Appliances Included  
 Unfinished Basement with Good Height  
 100 AMP Electric  
 Large Front, Rear and Side Yard  
 Roof in Good Condition  
 Conveniently Located Off of Belair Rd

## SCOPE OF WORK

Items To Address	Cost Estimate
Remove Laminate	\$500
New Carpet	\$1500
Drywall Ceiling in Bathroom	\$600
Build Closet in Rear Room	\$350
New Switches, Plates, Electrical Fixtures	\$750
2 New Exterior Doors	\$1000
Replace Porch Railing	\$1000
Install Indoor/Outdoor Porch Carpet	\$350
Replace and Paint Fence	\$1000
Tile Bathroom and Kitchen	\$500
Install New Countertops and Cabinets	\$1200
Replace Appliances	\$750
New Gutters and Downspouts	\$300
Repair Stucko	\$500
Scrape and Paint Exterior Trim	\$500
Door Hardware Throughout	\$250
New Forced Hot Air System	\$5000
Replace All Plumbing	\$4500
Paint and Touch Up Basement Throughout	\$850
<b>Total</b>	<b>\$21,400</b>

