

# FOR SALE (WHOLESALE)

**Buy, Fix and Flip or Rehab and Rent**

**150 Towne House Rd. Hamden, CT**

**CALL DAVE McNAMARA (203)675-3274**



***Asking \$115,000 CASH***

***ARV = \$165,000 ~ \$170,000***

***Rehab = \$1,500 ~ \$2,000***

End Unit Townhouse Condo, 3BD / 1.5B

**NOTE! A 2BR/1B recently sold in this complex for \$155,000!**

1,400-1,500 total sq.ft| Built in 1982

Exterior :

- Newer roof and Replacement Windows
- No garage, but assigned parking with plenty of visitor spaces

Interior:

- Rugs needed only on stairs to second floor and upstairs hall and bedrooms (unless you're just going to rent it out. The rugs are fine, it's just the colors are a bit outdated).
- Hardwood floors in living room and vinyl floor in kitchen are in great condition.
- Stove, Refrigerator, Dishwasher & Washer/ Dryer included!
- Other cosmetic updates would simply be some fresh paint.
- Bathroom fans needed in both bathrooms.
- Central Air

**I can provide more details if needed.**

**David McNamara (203)675-3274** Email: [yourlifeconsultant44@yahoo.com](mailto:yourlifeconsultant44@yahoo.com)

**[www.davesctdeals.com](http://www.davesctdeals.com)**