



MAGNIFICENT 3BR TOWNHOME

12 Brewerytown Court Brewerytown

RARE SHORT SALE OPPORTUNITY

Magnificent, expanded and upgraded 3 bedroom townhome with 1700 square feet of living space and impeccably maintained. The setting of this home is in an impressive gated development with park-like common spaces and beautifully designed exteriors.

Enter the main level of the “Lager” model (the largest of 2 designs at Brewerytown Court) with hardwood floors leading to the coat closet, a large garage and driveway. The second level offers a laundry room and 3rd and 4th floors include living, dining and two bedrooms.

The kitchen is upgraded with recessed lighting, steel back splash, gas cooking, tile floor and breakfast bar. The living room has plenty of natural light and access to a small deck. There is a master bedroom with full tile bath and 2nd bedroom with full hall bath. The 4th floor offers a 3rd bedroom, hall bath and expanded area for an office.

Other Features include: 6 year tax abatement, plenty of closet space, central air, custom painted, upgrades throughout and deeded parking for 2.

Great Things about Living in This Brewerytown Neighborhood:

Riding your bike through Fairmount Park or strolling Kelly Drive
Close by to many great Philadelphia Landmarks: The Free Library, The Philadelphia Zoo, Art Museum, and The Please Touch Museum. Close to 30th Street Station and 76 ideal for commuters. There’s also a Whole Foods and Starbucks close by.

PROPERTY HIGHLIGHTS

- › Price: \$300,000
- › Magnificent Expanded 3BR
- › Upgraded Throughout
- › Custom Painted
- › 1 car garage/driveway



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Features of this Home

- › One car Garage with Additional Parking Pad
- › Security System Installed (not currently monitored)
- › Lots of Closet Space
- › Upgrades Include: \$20,000 in builder upgrades with additional thousands in homeowner improvements
- › Vaulted ceiling in master bedroom with remote control ceiling fan
- › Hardwoods Stairs and Landings
- › Recessed lighting in kitchen, living room and bathrooms
- › Upgraded GE Stainless Steel gas oven, dishwasher and microwave
- › Upgraded Cherry wood kitchen cabinets with upgraded hardware
- › Slate Tile Kitchen Floor
- › Glass pendant lights over kitchen bar
- › Gorgeous dining room chandelier and ceiling medallion
- › Crown molding in dining and living rooms
- › Additional cabinets in laundry area
- › Full ceramic tile in all 3 bathrooms
- › White faux wood 2" blinds throughout the home
- › Custom Painting

Amenities:

- › Unit located in Center Court
- › Additional Dormer space adds to sq footage and usefulness of 4th floor
- › Private 1 car garage
- › 9" ceilings throughout
- › White faux wood 2" blinds throughout the home
- › Laundry Area
- › Walk in closet in Master Bedroom
- › Secure gated parking
- › Outdoor patio space

EASY ACCESS TO:

- › Fairmount Park
- › Kelly Drive
- › The Free Library
- › The Philadelphia Zoo
- › 30th Street Station & I-76
- › Art Museum
- › Please Touch Museum
- › Whole Foods & Starbucks

