

Fantastic Home in Passyunk Square!



\$ 435,000



1311 S Clarion St, Philadelphia, PA 19147

- » Beds: 3 | Baths: 1 Full
- » Single Family | Lot: 1,050 ft²
- » Features a wide-open floor plan with hardwood flooring and an updated kitchen with quartz countertops and stainless-steel appliances.
- » 2nd floor includes 3 bedrooms with oak hardwood floors, newer windows, and ample storage.
- » Updated bathroom with a tiled bathtub/shower and an east-facing window.



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Just steps from Columbus Square Park, the Broad Street Line, and all the shops of East Passyunk Avenue, 1311 South Clarion combines convenience and charm into one fantastic 3 bedroom townhome. Inside, enjoy a wide-open floor plan with hardwood flooring throughout and a recently updated kitchen which features quartz countertops, ceramic subway tile backsplash, and stainless-steel appliances. The second-floor features 3 bedrooms with recently installed oak hardwood floors, newer windows and plenty of closet/storage space. The updated bathroom has a tiled bathtub/shower enclosure and an east facing window. The home also boasts a beautiful and private brick patio out back with convenient alleyway access. In the basement, a new HVAC system (installed 2021) and new hot water heater ensures comfort year-round plus tons of dry storage space and a laundry area with front loading washer and dryer. The sellers replaced the roof in 2020, checking that big ticket item off your to-do list. Steps from your door you'll find ReAnimator Coffee, Columbus Square Dog Park and Playground and frequent block parties! Don't miss this incredible opportunity to make this home yours!

