



Spacious Historic Townhouse

319 Pine Street & St Peter's Way

Located in Historic Society Hill Philadelphia.

Description:

Built in 1826 this large handsome townhouse is located in one of the nation's most historic neighborhoods. This residence is presently used and zoned for three apartments, yet it can be easily converted to a single family home. The original stately proportions, high ceilings, floor plan and many details are preserved – wood floors, four working fireplaces, banisters, front and side entrances.

\$ 795,000

FOR ADDITIONAL INFORMATION & APPOINTMENT PLEASE CALL:

DUSKA WOODS

215.790.5652

Prudential Fox & Roach Realtors at the Rittenhouse

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First Floor: One bedroom apartment with \$1,250/M monthly lease. Large living room with fireplace and original brick artwork by well known Delaware ceramicist Bernie Fealch, open kitchen to dining room area, rear bedroom with sliding doors to deck overlooking the garden, full bath, wood floors, washer/dryer.

First Floor Rear: Gate from St Peter's Way to garden and rear entrance and what used to be a separate structure, now included the residence as a foyer and powder room with built-in glass floor window with view of the original well. Steps to lovely mezzanine den/library.

Second Floor: One bedroom apartment with \$1,300/M monthly lease. Large living room with high ceilings, wood floors and fireplace, full bath, spacious open kitchen, rear bedroom with adjoining deck facing garden.

Third Floor: Vacant. Living room with fireplace, separate kitchen, full bath, bedroom.

Attic: Large finished bedroom/study, skylite, sliding doors to deck, half bath.

Full Basement: Four separate electric meters. Two separate gas meters and two hot water gas heaters – One for first floor and one for the remaining house. Oil Hot Water/Radiators (Boiler 4 Years Old).

Note: Four working fireplaces, new roof in the rear, all new infrastructure services. Seller has architectural floor plans and elevation drawings.

Dimensions: 20.00' x 80.00' **Taxes:** \$ 7,484 - 2003 City Records

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