



## **'The Ball House'**

722 E. PASSYUNK AVE

PHILADELPHIA, PA. 19147

**THE BALL HOUSE**  
722 E. Passyunk Avenue  
Philadelphia, PA

**\$ 650,000**

## **Distinguished Townhouse**

The Ball House is replete with original architectural inspirations and custom crafted details. Named by its architect David Beilman for the large rooftop ball and the circular motif on the façade and throughout the interior, this distinguished home is located on a double wide corner lot and offers a flexible floor plan for sophisticated and gracious urban living.

Within strolling distance to many of the city's most vibrant and dynamic neighborhoods, the city's historic and cultural treasures, Penns Landing riverfront, Old City, and the South Street corridor, this fascinating residence is an attractive choice.

Dimensions: 30.66' x 40.00'

HVAC: Gas Hot Air / Central Air

Taxes: \$ 5,950 - 2003 Source – City Records

Parking: Seller claims to have right to parking in front of their garage door.

## **Three Bedroom – 2.5 Baths – Two Sitting Rooms & Library**

Greeted by fireplace entrance, left to living room and passage to formal dining room, right to custom kitchen with skylite, butler inspired cabinets and end grain woodblock floors, mezzanine powder room ; Two second floor bedrooms with sitting room, beautiful light filled shared bathroom; Third floor master bedroom suite with sitting room, library and wet bar; huge master bath with glass walk-in shower, access to rooftop deck with a spectacular view of the city. Custom inlaid hardwood floors, architectural themed woodwork and great storage throughout. Full basement with additional storage.

FOR FURTHER INFORMATION PLEASE CONTACT:

**DUSKA WOODS                      215.790.5652**

Seller's Disclosure and Consumer Notice Attached