

**TREND**

1 Total Properties

Courtesy Of : Charles Balducci (215) 531-2000  
Miles & Generalis Inc Go Real Estate (215) 928-0221

870 N 28th St 215, Philadelphia, PA

RES ACT

\$236,000



**MLS #** 4769276 p  
**MLS Area** 19130  
**County** Philadelphia County  
**Zip Code** 19130-1729  
**Tax ID #** [888152846](#)  
**Subdiv/Nei** Art Museum (Fairmo)  
**School Dist** Philadelphia  
- High  
- Middle  
- Elem

**Bed Bath** 1 1/0  
**Ownership** Condo-FeeSim  
**Type** Unit/Flat  
**Design** 2-Story  
**Style** OtherStyle  
**Bsmt** N  
**Approx Age** 100  
**Int Sq Ft** 823/ A  
**Unit Floor#** 2 C/A Y  
**Internet** Y / Y

*Directions*

28th & Parrish  
**Cross Street** Parrish

**Map Grid** 8017B7

*Room Dimensions*

**LR/GR** 0 X 0 M **Main BR** 0 X 0 U  
**Dining** 0 X 0 M **2nd BR**  
**Kitchen** 0 X 0 M **3rd BR**  
**Family** **4th BR**

**Inclusions**  
**Exclusions**

*Other Info.*

**Total Rms** 3  
**Bath Full** M U L  
**Bath Part** M U L  
**Model**  
**Builder**

*Tax Information*

**RE Taxes/Yr** \$1,095 / 2006  
**Assessment** 13248

*Association Info*

**Condo/HOA** Y / N  
**Asso Fee/Freq** \$280 / M

*Lot Information*

**Land Use** 530 **Zoning** Condo  
**Water Front** N

*Features*

**Utilities:** GasHeat, HotAirHeat, GasHotWater, CentralAir, PublicWater, PublicSewer

**Parking:** NoGarage, 1-CarParking **Exterior:** ExteriorLght, BrickExt, NoPool

**Bsmt:** NoBasement **Interior:** OneFirePl, FinishedWood, W/WCarpeting, MarbleFl, Skylight(s), Cathedral/Va, CableTVWired, Elevator, ExposedBeams, NoModifs/Unk, UpprFlrLndry **Kit:** FullKit-NoEl, GasCooking, BuiltInDishW, Disposal

**Assn Inc:** ComAreaMaint, ExtBldgMaint, SnowRemoval, TrashRemoval, WaterFee, SewerFee, InsuranceFee, ManagemtFee

**Finance:** ConventnalFi **Cond:**

*Remarks*

**Public:** Delightful one bedroom bi-level loft style condominium in the Historic 'Brewery Conominium'. Entry foyer to dining area, soaring two story bright living room with wood burning fireplace, upgraded galley style kitchen with granite counter and stainless-steel appliances, loft bedroom with plank flooring, walk-in closet, skylight, tiled bathroom and laundry area. Includes secure gated parking. Elevator. Pet friendly building. Condo residents may use common private garden, bike room, rooftop deck with panoramic Center City views (Main House). Easy Access to UPenn & Drexel. Great Location - short stroll to the Art Museum, Boat House Row and the Schulykill river recreational corridor. Marvelous Value. Capital improvement expense of \$500.00. Easy to show.  
**Agent:** Duska Woods - 215.582.7909 :: Charles Balducci - 215.531.2000

*Brokerage Information*

Miles & Generalis Inc Go Real Estate

**ListAgent** Duska Woods

**CoListAg** Charles Balducci

**Show:** Easy To Show :: Short Notice Usually OK.

**Show:** CallToShow, LAMustAccomS

**MILGENRE** (215) 928-0221  
121352 (215) 582-7909  
**Appt Phone** (215) 582-7909

**SBr** **OPr** \$259,000  
**BBr** 2.5 % **LDt** 6/29/2006  
**TBr** **XDt**

**Agmt** ER  
**Sign** N **DVB** Y **OMD**  
**BkInt** N **LBon** **LMD** 09/07/2006  
**Photo** N **PrExc** N **DOM** 84

**Owner** Brandy Brewery Acquisitions LP

**Disclosure**