

# Better-Than-Brand New Condo in Olde Kensington!



\$ 499,000



1420 Germantown Ave #1, Philadelphia, PA 19122

- » Beds: 3 | Baths: 3 Full
- » MLS #: PAPH2290998
- » Townhouse | Lot: 1,500 ft<sup>2</sup>
- » Huge Private Outdoor Patio
- » Off-street parking for two cars
- » More Info: [1420GermantownAve1.com](http://1420GermantownAve1.com)



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This better-than-brand new condo has all the perks of new construction without the builder headaches. You'll enjoy 2+ years remaining on the tax abatement, high-end finishes and a deep 85-foot lot that accommodates off-street parking plus a sunny, private and generous outdoor patio. The main level features open concept living with a stunning kitchen at the center of the floor plan. Enter through either the front common hallway or the back patio (where the parking is) and head into a bright living space with hardwood floors and high ceilings that flow naturally into the gorgeous kitchen. The kitchen boasts stainless steel GE appliances, 42" modern gray cabinetry, Quartz countertops and breakfast bar with pendant lighting. Past the kitchen is the first bedroom with a full wall of windows and a large closet. This room is large enough for a queen bed and furniture set, but the current owner uses it as a home gym. There's a full bath in the hallway with wood grain tile flooring and matching shower surround plus frameless glass shower door. There are two more bedrooms on the private and serene lower level which has high ceilings, plenty of natural light through deep egress windows, and wood grain tile flooring. Both bedrooms are spacious with closets and feature en-suite baths; one with a soaking tub and the other with a stall shower and frameless glass doors. A convenient laundry/utility closet is located on this level and stores the red full sized stackable LG washer & dryer as well as the HVAC system and hot water

