

## Rare Fitlers Walk Townhome!



212-24 S 24th St  
#2418B, Philadelphia, PA 19103

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: PAPH2419414
- » Townhouse | Lot: 1,860 ft<sup>2</sup>
- » Community features include a secure courtyard, underground parking, and storage locker.
- » Prime Fittler Square location near Schuylkill River Park, restaurants, shops, and major transportation routes.
- » More Info: 2418BFitlersWalk.com



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\$ 920,000



Don't miss your chance to own a rarely available townhome with 1 car deeded parking in Fittler's Walk, within the award winning Albert M. Greenfield school catchment. This friendly community offers a shared, secure courtyard and an underground parking garage plus a storage locker. The property is located in the heart of Fittler Square, just steps from Schuylkill River Park and Trail as well as some of Center City's finest restaurants and shops. It is also convenient to both public transportation, I-76, I-95 and University of Penn and CHOP. Enter the community through the gated brick courtyard and into the unit through a tiled entryway with a coat/storage closet and oversized transom windows that provide abundant natural light. Head up one flight of stairs to the main living area, which features gorgeous recently refinished hardwood floors, recessed lighting, a wood-burning fireplace and an entertainment center nook. This wide open and flexible floorplan offers space for a formal dining table as well. Off the dining area are sliding glass doors to the lovely balcony overlooking the courtyard. The spacious kitchen has two skylights, a peninsula featuring granite countertops, abundant white cabinetry, stainless steel appliances, and an area for a kitchen table. A convenient powder room with a Carrera-topped modern vanity is located on this floor as well. There are two bedrooms on the next level, both with new carpeting. The front bedroom has four large casement windows, a ceiling fan, and recessed lighting. The rear bedroom has south facing windows, recessed lighting and a ceiling fan, along with a double-wide closet.

