

## Fantastic Investment Opportunity in Passyunk Square!



\$ 448,500



1308 Federal St, Philadelphia, PA 19147

- » Beds: 5 | Baths: 1 Full
- » MLS #: PAPH2428356
- » Townhouse | Lot: 2,137 ft<sup>2</sup>
- » Spacious Home: A 3-story property with over 2,100 sq ft and high ceilings
- » Interior Features: Expansive living room, formal dining room, and large eat-in kitchen.
- » More Info: [1308FederalSt.com](http://1308FederalSt.com)



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Welcome to 1308 Federal Street, a smart investment opportunity nestled in the desirable Passyunk Square neighborhood of Philadelphia. This spacious 3-story home maintains some of its original charm while offering over 2,100 square feet of renovation potential with 9.5 or 10 foot ceilings throughout. Enter into the main level through the vestibule with stained glass transom and tile wainscoting into the expansive living room. Continue through the separate dining room and into the enormous eat-in kitchen at the rear with great natural light through double sunlight exposures. With 5 spacious bedrooms spread over the upper two floors plus a bonus room perfect for a home office, nursery or walk-in closet, this property provides ample space for customization. The full bath is on the second level with original cast iron tub and oversize stained glass privacy window. The basement offers additional storage or room to expand the renovation to create additional living space. The rear patio is spacious and a convenient side breezeway allows for bike storage or gardening tools. Whether you're looking to create your dream home or are seeking a lucrative investment, 1308 Federal Street presents endless possibilities. Embrace the opportunity to transform this gem into a modern masterpiece in a sought-after location. This home is steps away from the Broad St line, local favorites like Burrata BYO and ReAnimator Coffee as well as all the shops and restaurants lining Passyunk Avenue. Schedule a tour today!

