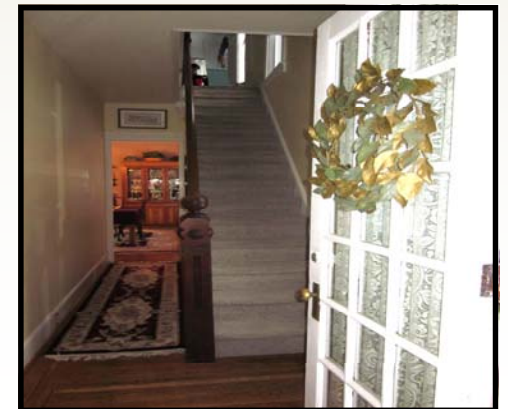




920 12th Avenue, Prospect Park, Pennsylvania



Vestibule & Foyer

The vestibule and foyer are an integral part of this home's design and feature beautiful details that dramatize reception to this majestic home.

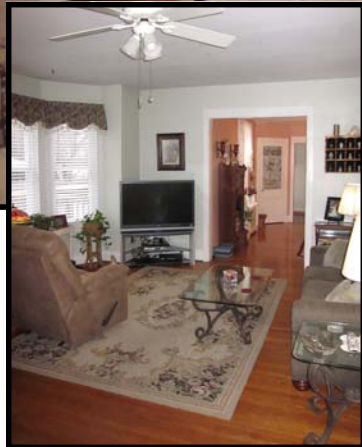
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The original Parlor was opened up into the living room making it a more modern use of space.

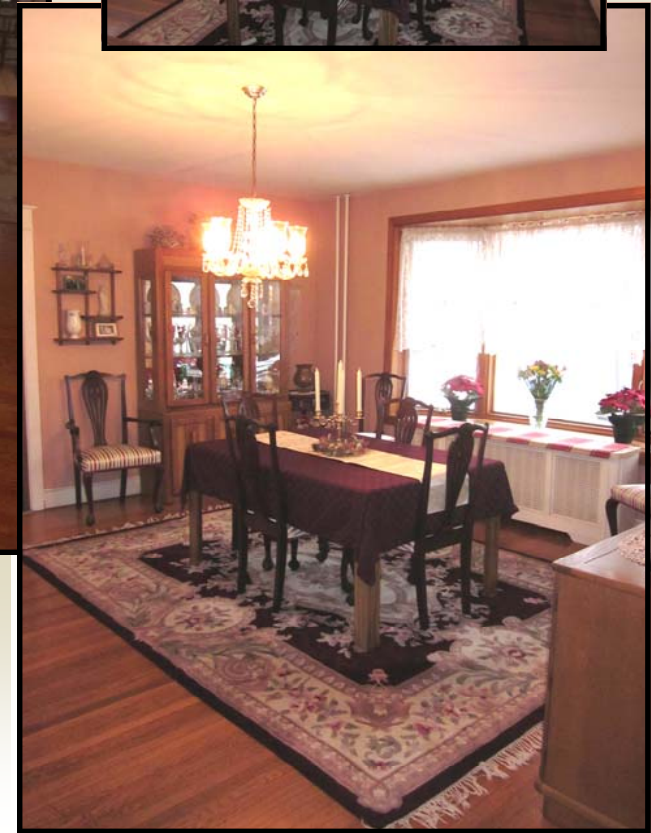
The original hardwoods are still featured throughout the living room and the dining room.

The beautiful stone fireplace was converted to gas and operates by remote control.



Living Room

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Dining Room

The gracious dining room is a great place for large or intimate gatherings

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Express creative flair in the Eat-in Kitchen



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Master Suite



Tradition and elegance combine in the beauty of the master suite that features a private bath, walk-in closet, an additional closet and large sitting area.



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Bedrooms & Bath

The bedrooms clearly help promote the feeling of complete serenity.

There is full bathroom off the main hallway which provides comfort and convenience for your guests .

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Exterior

The corner location is truly desirable with its large fenced-in yard and plenty of on-street and off-street parking.

The private driveway and garage can fit over 4 cars which is one of the many great features of this home.

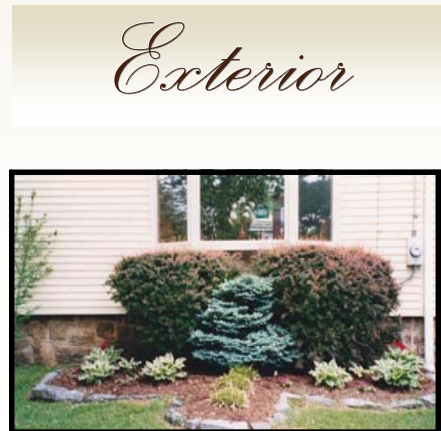
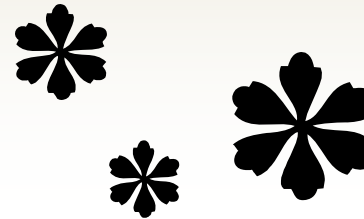


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A Thing of Beauty is a Joy Forever!

The covered front porch, large deck, and fenced-in backyard make fantastic places to relax and unwind or to entertain guests.



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Property Facts

- ❖ Prospect Park Borough, Delaware County
- ❖ Interboro School District
- ❖ 4 Bedrooms, 2 Full Bathrooms (1 Half Bath in Basement)
- ❖ Age of home = 100 years
- ❖ Approximate Taxes (2010) = \$5,252
- ❖ 2-car detached garage (w/ workshop and loft storage)
- ❖ Public water and sewer
- ❖ New roof (2009)
- ❖ 200-amp updated electrical service
- ❖ Oil heat (New in 2008)
- ❖ Hot water heater replace in 2006
- ❖ All windows (except for kitchen window) replaced
- ❖ Full unfinished basement with sump pump and an abundance of storage space
- ❖ Fireplace (Stone FP in living room, remote controlled)
- ❖ Original and restored hardwood flooring in living room, dining room, and foyer
- ❖ Renovated and restored covered front porch with composite decking
- ❖ Vestibule entryway leading into foyer
- ❖ Living room with stone fireplace, lighted wall sconces, custom window blinds, and ceiling fan
- ❖ Formal dining room with deep coat closet, chandelier, bay windows, and original built-in corner cabinet

Property Features & Upgrades

- ❖ Eat-in Kitchen with recessed lighting, gas stove, an abundance of oak cabinetry and counter space, built-in microwave, dishwasher, ceiling fan, doorway leading to backyard, and a sliding glass door (with inset blinds) leading to the deck)
- ❖ Large entertainment sized deck
- ❖ Lots of storage and closet space
- ❖ Master bedroom with walk-in closet and additional closet
- ❖ Owner added Master Bath with ceramic tile flooring and linen closet
- ❖ Ceiling fans in all bedrooms, living room, and kitchen
- ❖ Second bedroom with bay window and deep closet
- ❖ Third bedroom with double closet
- ❖ Fourth (loft) bedroom with sitting room (the loft bedroom is heated however, the owners have the dampers closed)
- ❖ Basement laundry
- ❖ Centrally located within a close proximity to two train stations, Downtown Philadelphia, tax-free Delaware shopping, schools, shopping, and much more!



* All information in this brochure is deemed reliable but not guaranteed*

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Room Dimensions

First Floor:

Living/Family Room: 26'4" x 14'1"
Dining Room: 14' x 13'11"
Kitchen: 14' x 14'11"

❖ *First floor rooms not included - Vestibule and Foyer*

Second Floor:

Master Bedroom: 19'3" x 15'2"
Second Bedroom: 15'4" x 10'2"
Third Bedroom: 19'3" x 13'

❖ *Second floor rooms not included - Master Bath and Hall Bath*

Room Dimensions Cont...

Third Floor:

Fourth Bedroom: 12'3" x 10'2"
Sitting Room: 8'5" x 8'

Inclusions and Exclusions

Inclusions:

❖ Two refrigerators, washer/dryer, and window treatments all in as-is condition

Exclusions:

❖ Television in Kitchen



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