

Historic Property with Modern Updates in the Heart of Society Hill!



330 S 3rd St, Philadelphia, PA 19106

- » Beds: 2 | Baths: 1 Full, 1 Half
- » MLS #: PAPH2266040
- » Single Family | 918 ft² | Lot: 640 ft²
- » Main level features recently refinished pine flooring, original fireplace and more!
- » Dining area leads out to enclosed brick patio & kitchen was renovated by J. Thom Cabinetry
- » More Info: 330S3rdSt.com



Eric Fox
(267) 625-4504 (Eric Cell)
eric@efoxhomes.com
<http://www.efoxhomes.com>



THE ERIC FOX TEAM

Compass
1430 Walnut Street
3rd Floor
Philadelphia, PA 19102
(267) 435-8015

\$ 650,000



The 1771 Hall-Wister House is a well known colonial townhome in the heart of Society Hill. Listed on the National Register of Historic Places, this home exudes all the charm and character of old Philadelphia while having modern conveniences like a showroom ready kitchen, updated baths and central air. The main level features recently refinished original random-width pine flooring that continues upstairs, built-in cabinetry and bookcases and an original fireplace (with new gas insert) faced with antique Delft tile. The dining area leads out, through French doors, to the enclosed brick patio with built-in planters. The space contains a namesake Wisteria vine and fully functioning fountain. The compact, yet delightful kitchen was renovated by J. Thom Cabinetry. Appliances include a stainless steel Meile dishwasher, Summit refrigerator, microwave, range hood, and Bertazoni stove. The soap stone countertops nicely balance the custom, glass-front cabinets and white subway tile backsplash while two corner windows make for a bright workspace. Head up the original, pie shaped spiral staircase, to the second floor which houses the primary bedroom with the second original fireplace set into a custom woodwork wall with crown molding and built-in storage. There is also a balcony overlooking the yard and a full 3 piece bath with newer marble flooring and a window on this level. The third level is a bright and airy space with two dormer windows providing both eastern and western light exposures. With a large closet and convenient powder room, this space would work equally well as a second bedroom or

