

*2254 Faunce St.  
Philadelphia*

**Bedrooms:** 3  
**Baths:** 2/1  
**Heat:** Gas/Hot Air  
**School District:** Philadelphia  
**Taxes:** \$1,851

**Other Features:**

100 Amp Service  
Central Air  
Public Water and Sewer



**Main Floor:** Living room with access to side deck • formal sunken dining room • modern kitchen with breakfast bar and parquet floors

**Second Floor:** Open staircase 2nd floor giving it a spacious feeling • master bedroom with full bath • 2nd and 3rd bedrooms • hallway bath

**Lower Level:** Large family room with lots of storage area • den with sliding door to rear yard • fenced-in yard with garden pond • powder room

**Other Features:** Beautiful two-story twin • new roof w/15-yr warranty • new hot water heater • 4-yr old gas hot water heater • new A/C compressor

**Location Features:** 100+ restaurants, 11 schools, 70+ banks & ATMs, two grocery stores and two libraries are all within 1-1/2 mile radius • less than 1 minute to Rt 1, Roosevelt Blvd • 20 miles (or 27 minutes) from the Philadelphia International Airport • 11 miles to Center City Philadelphia



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