

# Incredibly Located Townhome in Graduate Hospital!



\$ 410,000



1935 Kater St, Philadelphia, PA 19146

- » Beds: 2 | Baths: 1 Full
- » MLS #: PAPH2287830
- » Townhouse
- » 16 by 50 ft lot, 2 outdoor spaces and is located in Albert M. Greenfield School Catchment
- » Kitchen leads out to the huge, partially covered rear patio
- » More Info: [1935KaterSt.com](http://1935KaterSt.com)



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Whether looking for an investment property or the perfect blueprint to customize and potentially build out, this incredibly located townhome has endless potential. Situated on a lovely tree-lined block, this home boasts a 16 by 50 ft lot, two outdoor spaces and is located in the coveted Albert M. Greenfield School Catchment. The main level features hardwood floors, a bright and wide-open living room space with crown molding and a coat closet. Also located on this level is a recently updated L-shaped kitchen with espresso-hued Shaker-style cabinets, granite countertops, stainless steel appliances and a center island with butcher block top. The kitchen leads out to the huge, partially covered rear patio, which is perfect for grilling with plenty of room left for a full dining area and raised garden beds. Upstairs there are two spacious bedrooms each with full closets. The front bedroom features a lofted ceiling with bonus storage space above, while the back bedroom has a ceiling fan and access to the second outdoor space, a large wooden deck (with straight stairs down to the backyard). The bathroom has an original skylight, a whirlpool tub with ceramic tile surround and new modern vanity. The basement is unfinished and houses all mechanicals including plenty of space for storage. In this convenient Graduate Hospital location, you're an easy stroll to University of Pennsylvania, CHOP, the Schuylkill River Trail and Bittenhouse Square. Local hot spots within steps of this home include Love Day, Sabrina's, Pub & Kitchen, City Fitness and Giant

