



## 9257 Annapolis Rd., NE Philadelphia 19114

Sells At or Above \$199,000

Buyer's Premium: 10%

**Date of Auction: Tuesday, October 15<sup>th</sup> at 5:00 pm**

Preview and Open House Opportunities:

- Tuesday, Oct. 1<sup>st</sup> from 4:00 – 6:00 pm
- Thursday, Oct. 10<sup>th</sup> from 1:00 – 3:00 pm

Contact Sherry Russell at Alderfer Auction for additional information or with questions regarding the auction process: [Sherry@alderferauction.com](mailto:Sherry@alderferauction.com) | (215) 378 -1251 (mobile)

**MLS Number: PAPH2399708**

This charming ranch-style home in Academy Gardens offers a comfortable and convenient living space. With 3 bedrooms and 1 full bath, it's ideal for first-time home buyers, investors or those looking to downsize. The open floor plan creates a roomy and inviting atmosphere, perfect for entertaining family and guests.

The spacious family room is the heart of the home beaming with natural lighting from the triple hung casement windows and plank flooring for a clean fresh appeal. The family room flows into the dining area or added gathering space which is adjacent to the gallery kitchen. The kitchen features a gas stove and ample counter space, making it easy to prepare meals. The laundry and utility room provide convenient storage for household items and possible pantry.

Three bedrooms and hall full bathroom that has been renovated allows for all first floor living.

Outside, you'll find a spacious backyard with an above-ground pool, perfect for enjoying warm summer days. The fenced-in yard provides a safe and private outdoor space. For added convenience, the home features a single-car garage and two additional driveway parking spaces. Updates to the home include replacement windows and a remodeled bathroom.

This property is located in a family-friendly neighborhood, just a block away from public transportation and within walking distance of the shopping center on Academy Street. The convenient location offers easy access to amenities and commuting options.

While the home could benefit from some updates and renovations, it presents a great opportunity for buyers looking to add their personal touch and create their dream home. Don't miss out on this affordable and desirable property. The property is being sold at auction on Tuesday, Oct 15<sup>th</sup> at 5PM. Public open houses on Tues. Oct 1<sup>st</sup> from 4-6PM and Thurs. Oct 10<sup>th</sup> from 1-3PM.

### House Details:

- Bedrooms: 3
- Bathrooms: 1 full
- Appliances included: Kitchen Appliances, Washing Machine, Clothes Dryer
- Total square footage: approximately 1,145 SF
- Home type: Single Family, Ranch, 1 Story
- Exterior: Stucco
- Foundation: Block
- Year Built: 1949

### Property Details:

- Acres .1148
- Total parking spaces: Driveway
- On-street Parking
- Attached single car garage
- Exterior Features: Back deck, above ground pool, fenced yard

### Lot Details:

- Parcel number: 572261100
- Land use: C21 Res
- Taxes (2024) \$3,318

### Utilities:

- Electric: 100 Amp Service
- Central air HVAC
- Sewer: Public Sewer
- Water: Public
- Natural Gas

### Community & Neighborhood

- Neighborhood: Academy Gardens
- Municipality: Philadelphia
- Philadelphia County
- School District: Philadelphia City

### Room Dimensions

Front entrance with closet

Family room	15 X 13'
Dining room	8 X 12'
Kitchen	10 X 7'
Master BR	15 X 11'
Bedroom 2	12 X 9'
Bedroom 3	11 X 14'

Laundry/Utility room	11 X 5'
Full bathroom	7 X 6'