

**x002495000 3br (11202 USD)**



Location

**Pennsylvania**

<https://www.genclassifieds.com/x-317041-z>



Contact info:

Dave Clark | Creative Angles Real Estate, LLC | | WONT LAST LONG!!!! What a deal!!!! Great Fixer Upper Row/Townhouse (Holmesburg/Torresdale) Tolbut St, Philadelphia, PA 19136 \$95,000 KEY

**FEATURES**

Sq Footage: 1120 sqft.

Bedrooms: 3 Beds

Bathrooms: 1.5 Baths

Floors: 3

Parking: 2 Off street

Laundry: In Unit

Lot Size: 1536 Square Feet

Property Type: Townhouse

**DESCRIPTION** Call or Text me today!!! This will NOT last and I repeat will NOT last. We have a row/townhouse right off of Academy Road and Frankford Ave. Property is located at the 4000 block on Tolbut Street in Philadelphia, Pa. 19136. Zoned R9A. (residential) It's a 3 bedroom, 1.5 bath with a finished basement with a one car garage that needs updating. There is street and off street parking in rear of the house with a garage as well. All appliances including a new washer and dryer will be staying in the property. It has the original hardwood floors in it which are not in bad condition what do ever. The house will need to be updated and or completed. Homeowner had started multiple projects but just has

not had the time to actually complete them. Property is on a GREAT street where all the properties are updated and showing their owners. There are strong schools supporting the area. House complete would need approximately 3k to 4k to get a good asking price for the retail value. It is in the summer time to do a full update and improve the current it for 100k to 1100 per month. It is walking distance to multiple transit centers, convenience stores, as well as fast food establishments. There will only be one 2 hour showing and you can text me for the date and time.

<https://www.genclassifieds.com/x-317041-z>

---

4526 Tolbert Street  
Philadelphia, Pa.19116  
3 bed, 1.5 bath, finished basement, 1120 sq.ft, (72 days on the market.) Sold for 158k on 7-31-2014

4530 Carwithan Street  
Philadelphia, Pa. 19136  
3 bed, 1 bath, finished basement, updated. 1120 sq.ft. (85 days on the market.) Sold for 140k on 9-01-2014

4554 Tolbert Street  
Philadelphia, Pa. 19136  
3 bed, 1.5 baths, 1120 sq.ft. basement NOT finished, (62 days on market) Sold for 145k on 8-1-2014

ACTIVE COMPS:

4447 Tolbut Street  
Philadelphia, Pa.19136  
3 bed, 1 bath, 1120 sq.ft.,remodeled bath, and updated through out. Asking \$144,900.

4538 Tolbut Street  
Philadelphia, Pa.19136  
3 bed, 1.5 bath, Finished Basement  
Asking \$149,900

PROPERTY FEATURES Living room Dining room Storage space Basement Range /  
Oven Refrigerator Lawn Cable-ready Hardwood floor Skylights  
COMMUNITY FEATURES Near transportation Off-street parking On-street parking Garage - Attached

Contact info:  
Dave Clark  
Creative Angles Real Estate, LLC