



1319 S 53RD STREET

1319 S 53RD ST, PHILADELPHIA, PA 19143

\$425,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

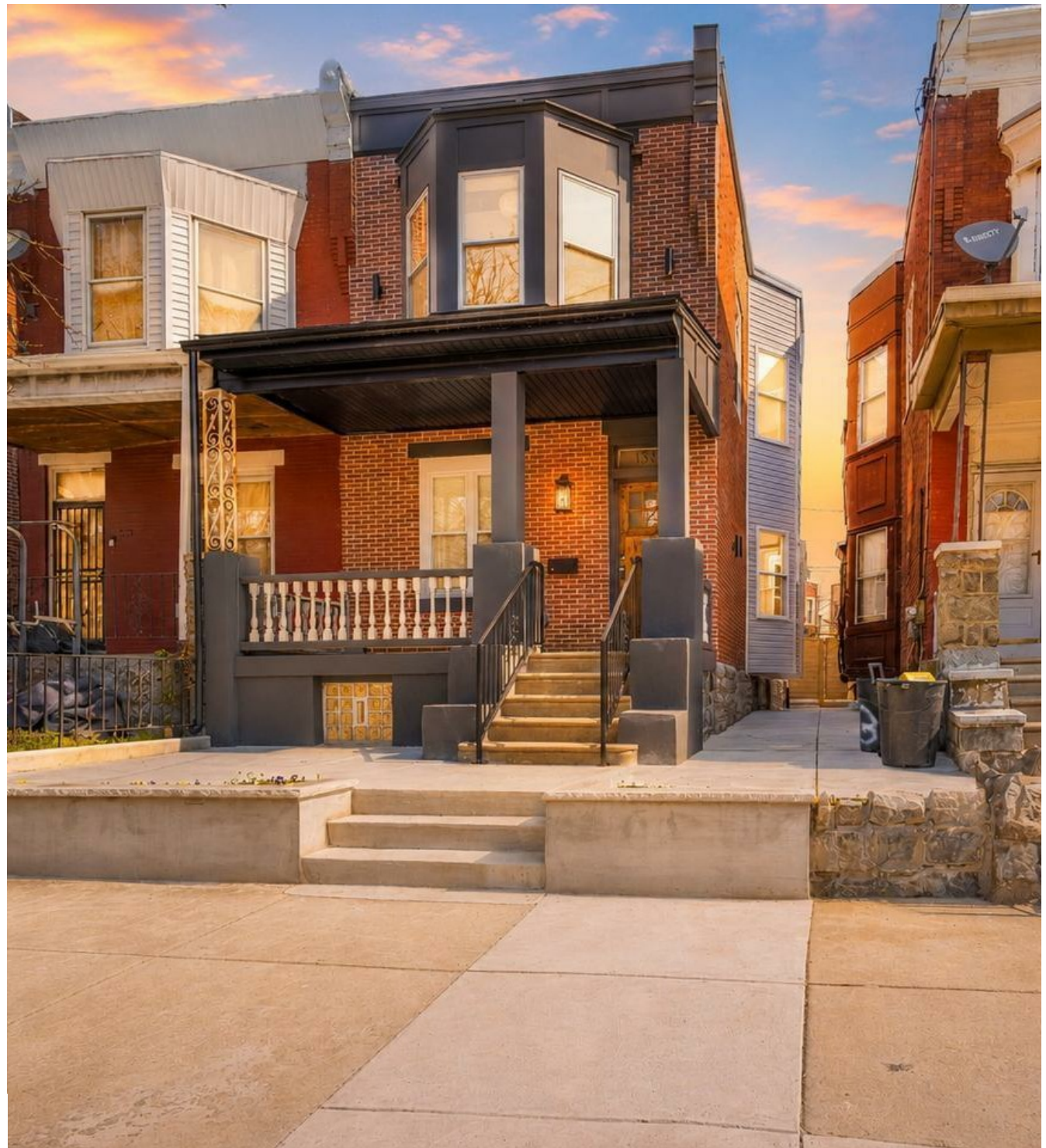
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From the moment you arrive, the scale, craftsmanship, and architectural detail make clear this is anything but a typical renovation. Unbelievable 20x102 lot with over 2,500 beautifully finished square feet plus extraordinary custom outdoor space rarely found in the city. Repointed brick facade with rich charcoal trim, sleek architectural sconces, covered front porch with paneled soffit ceiling, modern square columns, and solid-pine entry door create arresting curb appeal.

Cooling: Central A/C,
Fireplace Description: Electric,
Heating Type: Forced Air,
Sewer: Public,
Water: City Water

\$425,000



Inside, soaring 10' ceilings, exposed brick, solid oak floors, elegant shadowbox millwork, crown molding, integrated linear fireplace, and custom recessed shelving wrapped in warm-stained wood unfold beneath magnificent front-to-back natural light. Dramatic bay-window seating flows into beautifully finished kitchen and dining spaces anchored by oversized waterfall island, warm brass statement lighting, saturated-blue custom cabinetry with undercabinet glow, textured backsplash, crisp quartz surfaces, farmhouse apron-front sink, freestanding hood, open shelving, and dedicated dining nook framed by bold paneled millwork. Bright rear mudroom wrapped in designer wall covering with slate flooring, custom bench seating, and statement powder room featuring vessel sink and brushed gold hardware. Step out to sprawling 38' deep patio and garden with newly poured concrete decking, landscaped beds, custom wrought-iron stairs, and 8' privacy fencing - extraordinary outdoor scale rarely found at this price point. Custom wrought-iron staircase with polished wood banister and cascading spherical chandelier leads to generous guest quarters drenched in natural light.



Hall bath featuring furniture-style double vanity, patterned flooring, deep soaking tub wrapped in Caribbean-blue tile, plus convenient second-floor laundry with Samsung front-loading washer and dryer. Boutique-hotel-inspired owner's retreat with exposed brick, stained beam detail, antique pendant lighting, integrated display ledge, custom closet organizers, and exceptional scale throughout. Frosted barn door opens to sumptuous spa bath featuring stained solid-wood double vanity, vessel sinks, freestanding soaking tub, decorator sconces, and expansive walk-in shower wrapped in mosaic flooring and soft blue tile accents beneath matte-black framed glass. Fully finished waterproofed basement with exposed stone accent wall, white-oak flooring, permitted fourth bedroom, and beautifully finished full bath with Carrera marble floors, artisan tilework, and frameless glass enclosure. All-new mechanicals, roof, and windows. A level of finish, character, quality, and architectural personality typically found in homes double the price. Shows beautifully.



