



**304 W SALAIGNAC ST**

PHILADELPHIA, PA 19128

**\$410,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 304 W SALAIGNAC ST

PHILADELPHIA, PA 19128

Quiet, scenic block just steps from Main Street Manayunk! This beautifully upgraded rowhome offers exceptional natural light, high ceilings, smart home features, and seamless indoor-outdoor living. The open-concept main floor features continuous beautiful flooring, custom wainscoting, recessed lighting, iron stair railing, and six side windows with southern/southeastern exposure. Chef's kitchen includes quartz countertops, stainless Whirlpool appliances, gas range with pot filler, custom cabinetry, peninsula seating, glass tile backsplash, and undermount lighting.

**Heating - Fuel Type: Gas,**  
**Sewer: Public,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$410,000**



Separate butler's pantry/wet bar with wine fridge, second sink, wine storage, and large pantry adds rare additional entertaining space. Rear powder room features designer wallpaper, vessel sink, and decorative tile accents. Spacious southeastern-facing garden includes paver patio, mature perennial landscaping, David Austin roses, lawn space, and alley access. Upstairs offers a primary bedroom with tray ceiling and custom lighting, plus two additional bedrooms with ceiling fans and closets. Full bath includes custom tile surround, vessel sink, and heated towel rack. Fully finished basement provides flexible family/media/workout space plus exceptional storage and a well-appointed laundry area with cabinetry, granite counters, utility sink, and side-by-side washer/dryer. Additional highlights include Google/Nest smart thermostat and doorbell, smart lock, Japanese lilac street tree, and excellent transit access: Routes 9 & 27 within one block, short walk to Wissahickon Regional Rail and Wissahickon Transit Center. Convenient to Wissahickon trails, Schuylkill River Trail, Fairmount Park, Pencoyd Landing, and Ridge Ave dining/shopping.



