



**415 CITY AVENUE UNIT E-2**

415 CITY AVE, MERION STATION, PA 19066

**\$299,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 415 CITY AVENUE UNIT E-2

415 CITY AVE, MERION STATION, PA  
19066

Welcome to Yorklynne Manor! Enter the lovely garden courtyard with benches, foliage, lighting, and a fountain-complete with a koi pond-through a secure gated entry. This second-floor unit is filled with natural light and features beautiful hardwood flooring throughout, along with a tastefully updated full hall bath and powder room. The charming galley kitchen includes updated stainless steel appliances, while the second bedroom-complete with a full closet-can also serve as a den or office. The spacious primary bedroom offers abundant closet space.

**Heating - Fuel Type: Gas,  
Garage Count: 1 Car Garage,  
Sewer: Public,  
Fireplace Count: 1 Fireplace,  
Cooling: Central A/C,  
Heating Type: Forced Air**

**\$299,000**



Additional highlights include a wood-burning fireplace, elegant French doors throughout, in-unit washer and dryer, covered garage parking with electric, extra oversized storage in the basement. Convenient bike rack, inviting picnic grilling area and lounge areas, along with ample on-site parking for residents and guests. HOA fee includes, trash, water, sewer, Internet, electric and gas are unit owners responsibility.



