



**2501 S. COLORADO ST  
PHILADELPHIA**

2501 S COLORADO ST, PHILADELPHIA, PA 19145

**\$625,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 2501 S. COLORADO ST PHILADELPHIA

2501 S COLORADO ST, PHILADELPHIA,  
PA 19145

Welcome to this spacious and beautifully updated twin home in the highly sought-after Girard Estate neighborhood, featuring the hard-to-find convenience of private parking. Offering 4 bedrooms, 3 full bathrooms, and a finished basement, this home provides an exceptional combination of space, updates, and flexibility. The entire home has been thoughtfully renovated within the last ten years, including updated electrical and plumbing systems, a new internal sewer line, a 200-amp electrical service, and a roof that is only two years old. Comfort is enhanced by a dual-zone HVAC system featuring central air conditioning and forced hot air heat.

**Heating - Fuel Type: Gas,  
Sewer: Public,  
Cooling: Central A/C,  
Special Program: Global Luxury,  
Heating Type: Forced Air,  
Water: City Water**

**\$625,000**



Laminate flooring runs throughout much of the home, and several replacement windows provide improved efficiency and natural light. A versatile first-floor bonus room located just off the kitchen and adjacent to a full bathroom offers endless possibilities as a guest bedroom, home office, playroom, or additional living space. The finished basement adds valuable living space and includes a separate finished laundry area along with a dedicated storage room. Outside, enjoy relaxing on the cozy front and rear porches, while the private rear driveway provides off-street parking for one vehicle. Conveniently located near Girard Park, schools, shopping, restaurants, and public transportation, this move-in-ready home offers the perfect blend of comfort, convenience, and modern updates in one of South Philadelphia's most desirable neighborhoods. \*\*Highlights: \* 4 Bedrooms \* 3 Full Bathrooms \* First-Floor Bonus Room with Adjacent Full Bath \* Finished Basement with Separate Laundry & Storage Room \* Private Rear Driveway Parking \* Roof Replaced Approximately 2 Years Ago \* Dual-Zone HVAC (Central A/C & Forced Hot Air) \* Updated Electrical, Plumbing & Internal Sewer Line \* 200-Amp Electrical Service \* Prime Girard Estate Location Near Parks, Dining, Shopping & Transit



