



**3707 HAMILTON STREET**

3707 HAMILTON ST, PHILADELPHIA, PA 19104

**\$750,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 3707 HAMILTON STREET

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OPEN HOUSE - Weds. June 17th 4:30-6pm Charming Powelton Village is a lovely sought-after tree lined neighborhood in West Philly/University City, close to both Drexel and Penn. This huge 2-unit duplex has been lovingly cared for by the current owner now ready to entrust it to its next custodian(s). Before entering the home relax on your quaint rediscovered front porch. Enclosed for many years, the current owner resuscitated the porch by reopening it to the world and the airy summer breeze. Heading inside, ascend the stairs to the upper unit or cruise on up via the handy chair lift. The 2nd and 3rd floors of the home encapsulate the massive owners unit.

**Heating - Fuel Type: Gas,  
Sewer: Public,  
Water: City Water,  
Special Program: Global Luxury**

**\$750,000**



Large windows and skylights create a radiant light-filled space. Mini-splits in this unit provide cooling air and bonus heat while ceiling fans throughout the home keep air circulating wonderfully. The great room is truly great with hardwood floors, a decorative plug-in fireplace with a gorgeous marble mantle plus a secure door that leads directly onto your lovely 2nd level deck. Peaceful outdoor relaxation is just a door away. Or for even more tranquility make your way down the beautifully painted stairs to the tucked away back patio. Trees and greenery abound in this lovely space anchored by a uniquely beautiful stone and brick patterned patio. Back upstairs a clever arched ceiling invites you into your enormous kitchen with an abundance of cupboards and counter space and newer stainless steel appliances. Guests and family members can pull up to the counter-bar area and converse with the chef du jour while the next meal or baked treat is being created. Head towards the front of the home where you'll find the large first full bathroom with a gorgeous wooden vanity. On up a few steps and you'll find the first bedroom with more glorious hardwood floors, a closet, ceiling fan and an ensuite bathroom equipped with the cutest little bathtub you may ever see.



The huge 2nd bedroom at the front of the home can be entered via a shared door between bedrooms or a separate door via the home's hallway. Note the lovely crown and baseboard moldings. This giant room was used as a library by the current owner. Two big windows flood the room with light. An arched wall highlights an adorable smaller window that separates two built-ins with shelves for books and collectibles. Head back to the hall and up the steps by foot or chair lift and admire the big skylight offering yes, even more light. Bedroom #3 in the back of the home has been a primary suite in the trees. It is creatively painted and has a big ensuite bathroom. Head towards the front of the home for bedrooms 4 and 5. Bedroom 4 was a playroom for the grandchildren. A large closet in bedroom 4 has been transformed into an uber convenient laundry space. The washer and dryer will remain. Enter massive bedroom #5 enveloped with fantastic brick-red painted walls most recently used as a large active office. You'll find ample storage thanks to an enormous closet plus a second spacious hall closet. The first floor of the home -- a delightful 2-bedroom, 1-bath apartment -- has been used as a very successful rental.



This spacious flat has more glorious hardwood floors, great room built-ins, a big country kitchen, a front bedroom with giant windows, a decorative marble fireplace mantel, big closets and a back bedroom with direct patio access. This flat's washer and dryer are located in the basement. Storage space abounds as the large basement extends the entire length of the house. Maintained and/or updated mechanicals are here including two gas hot water heaters less than three years old. The two units have separate mechanicals as well as separate heat and electric service. Radiators bring comfortable warmth in the winter. The aforementioned mini-splits in the upper unit provide summer air conditioning and utilized as supplemental cold-weather heat. This wonderful home is being sold As-Is and is priced accordingly.



