

\$425,000 - 3205 N 35th St #12, PHILADELPHIA

MLS® #PAPH2466274

\$425,000

3 Bedroom, 2.50 Bathroom, 2,376 sqft

Residential on 0.01 Acres

EAST FALLS, PHILADELPHIA, PA

Welcome to Paradise Peak Townhomes – an exclusive collection of 24 new construction townhomes tucked-away near East Falls in the Paradise neighborhood. Come home to your brand new home with 3 spacious bedrooms and 2.5 stylish bathrooms, garage parking, green roof deck, and a thoughtfully crafted multi-floor layout that maximizes both space and functionality. Plus, enjoy incredible peace of mind with a 10-year tax abatement and a 1-year builder warranty included.

Located just steps from the Schuylkill River and Fairmount Park, Paradise Peak puts you at the edge of nature without sacrificing convenience. Take a scenic 4-minute stroll to Laurel Hill Cemetery, where you can enjoy panoramic river views, or hop on your bike for an easy ride along the Schuylkill River Trail. When you're ready to refuel, grab a coffee and a mouthwatering ham-and-cheese croissant at Thunder Mug Café. And for dinner? Explore the vibrant culinary scene in East Falls with favorites like In Riva, Le Bus, and Fiorino – a hidden Italian gem that will steal your heart.

Step inside and discover a modern, versatile entry room that's perfect for a cozy lounge or productive home office. The second floor unfolds into a spacious open-concept kitchen and living/dining area, ideal for entertaining guests or enjoying cozy nights in. The kitchen is a true chef's dream, featuring a large island with seating and sleek stainless steel



appliances, all bathed in natural light from expansive windows. A convenient half bath rounds out the space.

The third floor is dedicated to relaxation with a luxurious primary bedroom complete with a walk-in closet and a private en-suite bathroom. A hallway closet with side-by-side washer and dryer adds to the convenience. The fourth floor boasts two additional bedrooms, perfect for family or guests, plus a full bath. Finally, head up to the roof deck, an outdoor oasis with a combination of commercial-grade TPO and a Green Roof—an eco-friendly touch that improves air quality and insulation while giving you a serene space to unwind and take in the city skyline.

With easy access to Center City, Route 1, and I-76, Paradise Peak offers the perfect balance of modern amenities and serene surroundings. Don't miss your chance to make one of these stunning townhomes yours—paradise is waiting!

******These properties qualify as PUDs. An HOA fee of \$75.00/mo will be due after the 12th property is sold. currently 5 properties are scheduled to close before the end of May 2025.

Built in 2023

Essential Information

MLS® #	PAPH2466274
Price	\$425,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,376
Acres	0.01
Year Built	2023

Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Contemporary
Status	Active Under Contract

Community Information

Address	3205 N 35th St #12
Area	19129
Subdivision	EAST FALLS
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19129

Amenities

# of Garages	1
Garages	Garage - Rear Entry, Garage Door Opener, Inside Access

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Other
# of Stories	4
Stories	4

Exterior

Foundation	Slab
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School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	April 4th, 2025
Days on Market	126
Zoning	RSA5

Listing Details

Listing Office	Elfant Wissahickon Realtors
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Listing information last updated on October 23rd, 2025 at 3:00am EDT