

# \$399,900 - 2751 N 46th St, PHILADELPHIA

MLS® #PAPH2466300

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,900 sqft

Residential on 0.03 Acres

BELMONT VILLAGE, PHILADELPHIA, PA

Substantial Price Reduction!! This freshly constructed residence is now ready for its first owner!! Perfectly situated off City Line Avenue, enjoy close proximity to parks, golf, shopping, Bala Cynwyd, Manayunk, Saint Joseph's University and Rt 76. This 3-bedroom/2.5-bath residence is designed for energy efficiency from top to bottom. Included features are a 30-year roof with architectural roof shingles and ice and water shield, Low-E vinyl windows, insulated exterior doors, Low-VOC products throughout, tightly sealed whole house wrap to reduce air infiltration, sealed air ducts, a high-efficiency heat and central air conditioning system and programmable thermostats. Interior features include 9-foot ceilings, master suite on the third floor with a luxury full bath and walk-in-closet, two bedrooms on the second floor with hall bath and laundry. Waterproof luxury vinyl plank flooring on first floor and wall to wall carpeting on second and third floors. Gourmet kitchen with quartz countertops, stainless steel appliances, and recessed lighting. Please contact agent for full list of standard features. Available for immediate occupancy. See it today!



## Essential Information

MLS® # PAPH2466300

Price \$399,900

|                |                    |
|----------------|--------------------|
| Bedrooms       | 3                  |
| Bathrooms      | 2.50               |
| Full Baths     | 2                  |
| Half Baths     | 1                  |
| Square Footage | 1,900              |
| Acres          | 0.03               |
| Type           | Residential        |
| Sub-Type       | Twin/Semi-Detached |
| Style          | Colonial           |
| Status         | Active             |

### Community Information

|              |                 |
|--------------|-----------------|
| Address      | 2751 N 46th St  |
| Area         | 19131           |
| Subdivision  | BELMONT VILLAGE |
| City         | PHILADELPHIA    |
| County       | PHILADELPHIA-PA |
| State        | PA              |
| Municipality | PHILADELPHIA    |
| Zip Code     | 19131           |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Carpet, Recessed Lighting, Walk-in Closet(s), Upgraded Countertops |
|-----------|--------------------------------------------------------------------|

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                      |
| Appliances        | Built-In Microwave, Built-In Range, Dishwasher, Disposal, Stainless Steel Appliances |
| Heating           | Heat Pump(s)                                                                         |
| Cooling           | Central A/C                                                                          |
| # of Stories      | 3                                                                                    |
| Stories           | 3                                                                                    |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Concrete/Block              |
| Exterior Features | Gutter System               |
| Windows           | Energy Efficient, Insulated |
| Roof              | Architectural Shingle       |
| Foundation        | Slab                        |

**School Information**

District                    PHILADELPHIA CITY

**Additional Information**

Date Listed                April 12th, 2025  
Days on Market        200  
Zoning                    RSA5

**Listing Details**

Listing Office            Enliven Real Estate, LLC

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