

\$299,000 - 1731 S Dorrance St, PHILADELPHIA

MLS® #PAPH2527932

\$299,000

3 Bedroom, 1.50 Bathroom, 1,000 sqft
Residential on 0.00 Acres

POINT BREEZE, PHILADELPHIA, PA

Home qualifies for a \$4,000.00 First Time Homebuyer Grant! Nestled in the sought-after Point Breeze neighborhood, this freshly renovated home offers a perfect blend of traditional elegance and modern convenience. Built in 1923 and set to shine with a FULL renovation in 2025, this home is designed to meet the needs of today's discerning buyer. Step inside to discover a warm and inviting atmosphere, featuring three bedrooms with natural light galore and one and a half bathrooms. The home boasts a well-appointed kitchen equipped with essential Stainless Steel appliances, soft-close cabinets, granite countertops, and a view of backyard foliage making meal preparation a delight! Additionally, this home provides ample storage space down in the full, unfinished basement, and a private back patio surrounded by a freshly installed wooden fence. Enjoy the convenience of on-street parking, ensuring easy access for you and your guests. With a property condition rated as excellent, this home is ready for you to move in and make it your own. The home's traditional masonry construction offers both durability and timeless appeal. Experience the comfort of Point Breeze, where community charm meets modern living and a thriving community with an array of amenities and attractions is just steps away. From trendy restaurants and cafes to local parks and recreational facilities, residents can enjoy the best that Philadelphia has to offer. This home is not just a place to live; it's



a place to create lasting memories. Don't miss the opportunity to make this home yours! 2025 Roof comes with 10-year Warranty provided it's serviced every 3 years by NEF Roofing Co. 2025 HVAC comes with 3-year manufacturer Warranty & a 1-year labor Warranty. Plumbing and Electrical come with 1-year Warranty as well! Competitively priced to move fast!

Built in 1923

Essential Information

MLS® #	PAPH2527932
Price	\$299,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,000
Acres	0.00
Year Built	1923
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Traditional
Status	Active

Community Information

Address	1731 S Dorrance St
Area	19145
Subdivision	POINT BREEZE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19145

Interior

Appliances	Dishwasher, Microwave, Oven/Range-Gas, Refrigerator
Heating	Forced Air

Cooling	Central A/C
Has Basement	Yes
Basement	Full, Unfinished
# of Stories	2
Stories	2 Story

Exterior

Foundation	Slab
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School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	August 15th, 2025
Days on Market	74
Zoning	RSA5

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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