

# \$215,000 - 263 S Frazier St, PHILADELPHIA

MLS® #PAPH2528574

**\$215,000**

3 Bedroom, 1.50 Bathroom, 1,952 sqft  
Residential on 0.02 Acres

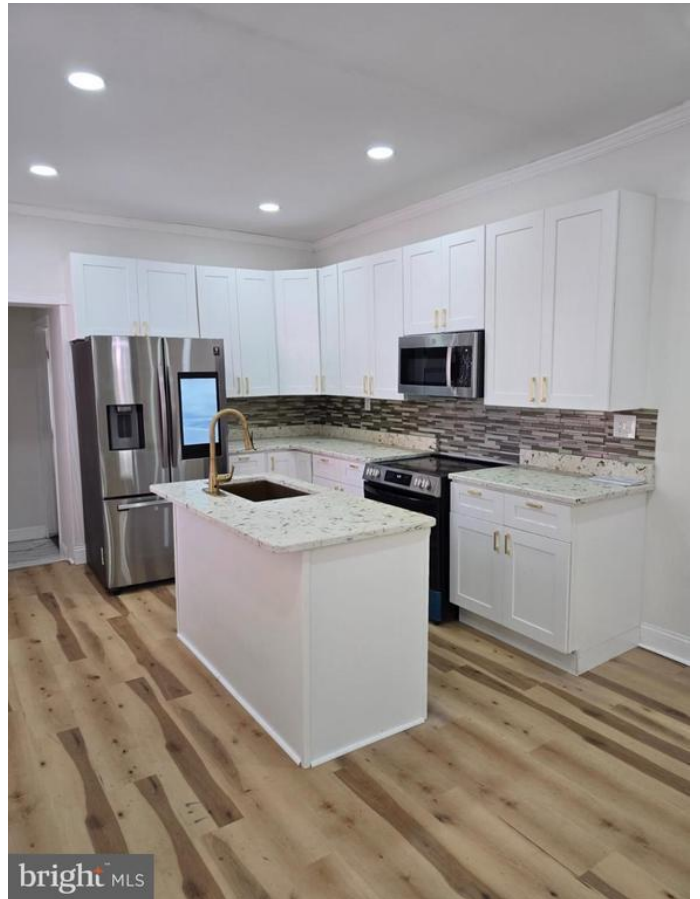
COBBS CREEK, PHILADELPHIA, PA

Back on the market through no fault of the seller - Welcome to 263 S Frazier St " where modern living meets comfort right here in Philly. This 3-bedroom, 1.5-bath home with a finished basement isn't just a place to live, it's a home that makes life easier and smarter.

Freshly renovated from top to bottom including all new electric and plumbing. You'll love the chic flooring that flows throughout the main spaces and the brand-new carpet in the bedrooms that keeps things cozy. From the moment you walk in, you'll notice how bright and open it feels. The recessed lights throughout the house aren't your ordinary lights " they are color temperature selectable with 3 adjustable settings depending on your mood, activity, or time of day. Forgot to turn down the AC? The smart thermostat connects to your phone so that you may control it from anywhere- and yes, even the faucets and mirrors are smart.

The kitchen is a standout with a marble counter top and a smart fridge that takes convenience to the next level. When connected you can conveniently see the inside of your fridge from the supermarket. The bathrooms are sleek and modern with a smart mirror, glass shower, marble tiles and simple black touches.

Upstairs, the bedrooms are spacious and filled with natural light and plenty of closet space.



The primary bedroom has a bay window that makes the perfect spot for a reading nook or just soaking up some sunshine.

Downstairs, the finished basement gives you extra space for whatever you need – movie nights, a home gym, playroom, storage or office.

Outside your door, you’re just minutes from shops, dining, and public transportation, so getting around is a breeze.

If you’ve been looking for a move-in ready home that’s stylish, modern, freshly renovated, and loaded with smart features, 263 S Frazier St checks every box. Come see it for yourself and imagine how easy life could be living here.

Built in 1925

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | PAPH2528574            |
| Price          | \$215,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,952                  |
| Acres          | 0.02                   |
| Year Built     | 1925                   |
| Type           | Residential            |
| Sub-Type       | Interior Row/Townhouse |
| Style          | Straight Thru          |
| Status         | Active                 |

**Community Information**

|         |                  |
|---------|------------------|
| Address | 263 S Frazier St |
| Area    | 19139            |

|              |                 |
|--------------|-----------------|
| Subdivision  | COBBS CREEK     |
| City         | PHILADELPHIA    |
| County       | PHILADELPHIA-PA |
| State        | PA              |
| Municipality | PHILADELPHIA    |
| Zip Code     | 19139           |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Crown Molding, Recessed Li |
|-----------|----------------------------|

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                            |
| Appliances        | Built-In Microwave, Built-In<br>STAR Refrigerator, Microwa<br>Appliances, Washer-front loa |
| Heating           | Forced Air                                                                                 |
| Cooling           | Central A/C                                                                                |
| Has Basement      | Yes                                                                                        |
| Basement          | Fully Finished, Heated                                                                     |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Gas/Propane                                                                                |
| # of Stories      | 2                                                                                          |
| Stories           | 2 Story                                                                                    |



### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Exterior Lighting, Sidewalks, Street Lights, Patio |
| Windows           | Double Hung, Double Pane, Energy Efficient         |
| Roof              | Flat                                               |
| Foundation        | Slab, Stone                                        |

### School Information

|          |                                     |
|----------|-------------------------------------|
| District | THE SCHOOL DISTRICT OF PHILADELPHIA |
|----------|-------------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 70                |
| Zoning         | RSA5              |

### Listing Details

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