

# \$379,000 - 3209 Latona St, PHILADELPHIA

MLS® #PAPH2531398

**\$379,000**

3 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.01 Acres

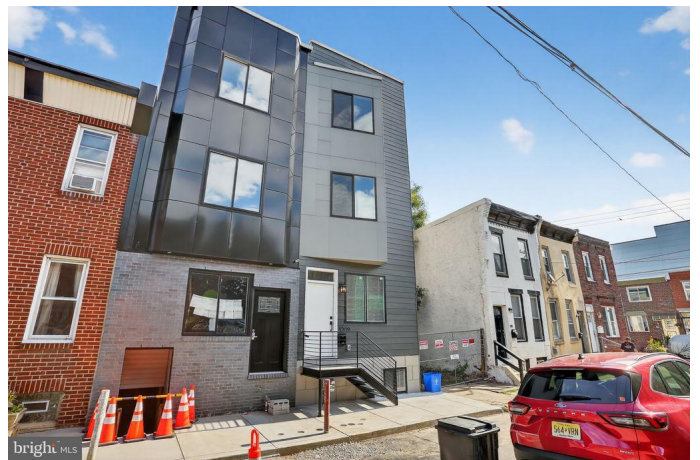
GRAYS FERRY, PHILADELPHIA, PA

New Construction in Grays Ferry! This striking townhome at 3209 Latona Street now comes to market with a recent price adjustment, creating even greater value for buyers seeking style, space, and convenience. The sleek modern faade with bold lines, oversized windows, and a raised entry sets the tone for the contemporary design found inside.

The main level is bright and open, with wide-plank flooring that flows through a spacious living and dining area into a stylish kitchen featuring white shaker cabinetry, quartz counters, stainless-steel appliances, and a large island that doubles as a breakfast bar. At the rear, a full-light glass door opens to a private fenced patio, perfect for grilling or relaxing outdoors. High ceilings, recessed lighting, and oversized windows enhance the home's airy feel throughout.

The second floor offers two generous bedrooms with ample closet space and a well-appointed full bath. The entire third floor is dedicated to a private suite, with a large bedroom, walk-in closet, and en-suite bath. From here, a pilot house leads to the expansive roof deck, where panoramic skyline views create the perfect backdrop for entertaining or unwinding.

The lower level spans 313 square feet and remains unfinished, offering laundry hookups and the option to customize with the builder



into a family room, office, or guest suite. A 10-year tax abatement adds long-term financial benefit.

Set in Grays Ferry, this home offers easy access to University City, Center City, major hospitals, and the South Street bridge. Nearby parks, Schuylkill River trails, caf  s, and shopping along Washington Avenue are all just minutes away, while commuters will appreciate proximity to I-76 and public transportation.

With its thoughtful design, outdoor living spaces, flexible basement potential, and valuable tax abatement – now paired with a price reduction – 3209 Latona Street is an excellent opportunity in one of Philadelphia’s most convenient locations.

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | PAPH2531398            |
| Price          | \$379,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,120                  |
| Acres          | 0.01                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Interior Row/Townhouse |
| Style          | Contemporary           |
| Status         | Active                 |

Community Information

|             |                |
|-------------|----------------|
| Address     | 3209 Latona St |
| Area        | 19146          |
| Subdivision | GRAYS FERRY    |

|              |                 |
|--------------|-----------------|
| City         | PHILADELPHIA    |
| County       | PHILADELPHIA-PA |
| State        | PA              |
| Municipality | PHILADELPHIA    |
| Zip Code     | 19146           |

## Amenities

|      |        |
|------|--------|
| View | Street |
|------|--------|

## Interior

|              |             |
|--------------|-------------|
| Heating      | Forced Air  |
| Cooling      | Central A/C |
| Has Basement | Yes         |
| Basement     | Unfinished  |
| # of Stories | 3           |
| Stories      | 3           |

## Exterior

|            |                    |
|------------|--------------------|
| Exterior   | Alum/Steel Siding  |
| Roof       | Fiberglass         |
| Foundation | Concrete Perimeter |

## School Information

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 55                  |
| Zoning         | RSA5                |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Addison Real Estate Company Inc |
|----------------|---------------------------------|

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