

# \$310,000 - 1338 N Franklin St #b, PHILADELPHIA

MLS® #PAPH2533624

**\$310,000**

2 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.04 Acres

OLDE KENSINGTON, PHILADELPHIA, PA

Offering 4.75% (Temporary 1 year interest rate) 2% interest rate buydown for the 1st year at ZERO cost to the buyer when using the seller/builder's preferred lender.

Experience the perfect blend of style and comfort in this brand-new luxury unit located in the heart of Olde Kensington—one of Philadelphia's most vibrant and rapidly growing neighborhoods. Welcome to 1338 N Franklin St #B, a beautifully designed 2-bedroom, 2-bathroom unit offering spacious modern living, private parking, and high-end finishes throughout. Step into the main level where you'll find two generously sized bedrooms, two full bathrooms, and a bright, open-concept living and dining area. The state-of-the-art kitchen features sleek quartz countertops, premium wood grain cabinetry, and stainless steel appliances—perfect for both everyday meals and entertaining guests. Large windows allow natural light to pour in, creating a warm and inviting atmosphere. This thoughtfully crafted home is located just minutes from the best that Olde Kensington and Fishtown have to offer—think La Colombe Coffee Roasters, Frankford Hall, Punch Buggy Brewing, and easy access to public transit and I-95. Don't miss the opportunity to own a truly stunning, new-construction home with luxury finishes and available parking in one of Philadelphia's hottest neighborhoods.



## Essential Information

|                |                           |
|----------------|---------------------------|
| MLS® #         | PAPH2533624               |
| Price          | \$310,000                 |
| Bedrooms       | 2                         |
| Bathrooms      | 2.00                      |
| Full Baths     | 2                         |
| Square Footage | 1,008                     |
| Acres          | 0.04                      |
| Type           | Residential               |
| Sub-Type       | Interior Row/Townhouse    |
| Style          | Traditional, Contemporary |
| Status         | Active                    |

## Community Information

|              |                       |
|--------------|-----------------------|
| Address      | 1338 N Franklin St #b |
| Area         | 19122                 |
| Subdivision  | OLDE KENSINGTON       |
| City         | PHILADELPHIA          |
| County       | PHILADELPHIA-PA       |
| State        | PA                    |
| Municipality | PHILADELPHIA          |
| Zip Code     | 19122                 |

## Amenities

|         |         |
|---------|---------|
| Parking | Private |
|---------|---------|

## Interior

|              |             |
|--------------|-------------|
| Heating      | Forced Air  |
| Cooling      | Central A/C |
| # of Stories | 1           |
| Stories      | 1 Story     |

## Exterior

|            |       |
|------------|-------|
| Foundation | Other |
|------------|-------|

## School Information

|          |                   |
|----------|-------------------|
| District | PHILADELPHIA CITY |
|----------|-------------------|

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 3rd, 2025 |
|-------------|---------------------|

Days on Market49

ZoningRSA5

Listing Details

Listing Office

Keller Williams Main Line

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Listing information last updated on October 21st, 2025 at 10:30pm EDT