

Great View with many Extras



**3900 Ford Road, Unit 8Q
Philadelphia, PA 19131**

Philadelphia County
www.mcfaddenteam.com/ford

\$144,900

AREA:	Philadelphia
STYLE:	1 Floor Flat
LOBBY:	Locked with Guard
LOT SIZE:	25 x 100 (+/-)
AGE:	46 Years (+/-)
TAXES:	\$1,460 (+/-) (2010)
EXTERIOR:	High Rise
VIEW:	North - Stunning
HEATING:	Included
AIR	Included - Central
CONDITIONING:	

BEDROOMS:	2
BATHROOMS:	2 Full
TRANSPORTATION:	Close to All
STORAGE:	Plenty
KITCHEN:	Eat In
POOL:	Available
BALCONY:	Large and comfortable
PARKING:	Lot/Garage extra
SCHOOLS:	Philadelphia
MLS# + Grid:	5703588/8016D3
Condition:	Excellent

What a wonderful home that is now available. This home is has 2 bedrooms with Floor to Ceiling Closets. Updated, Eat-In Kitchen and All Appliances will remain. The Living/Dining Room area is spacious, and airy. Floor to Ceiling Windows/Sliding Doors to full balcony. Located in Historical Fairmount Park, The Plaza has Many Amenities: Impressive Lobby, Fee Based Health Club, Indoor/Outdoor Pool, Spa, Weight/Cardio Room, Tennis Court, 24hour Concierge Service, Door Attendant for 24/7 Desk and on Site Security. The Condo Fee includes all Utilities, Basic TV Cable, Fire Insurance and Gated Parking. Owner is motivated and is providing Seller's Assist in the amount of Six Months Condo Fee Contribution to the Capital Fund, Required at Settlement. There is a Modest Move-In Fee, and No Pets are allowed. Move in Condition. The building has been approved for FHA mortgage. Included is full size washer/dryer, kitchen refrigerator, and one ceiling fan in as is condition. Fantastic north view. Great opportunity for all.

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*Based on information received from County Assessor's Office.
 Although deemed accurate, this information is subject to errors, omissions, and price changes.