

## Stately Naval Square 4-story townhome in the heart of Graduate Hospital



\$ 949,000



200 Surgeon General Ct, Philadelphia, PA 19146

- » Beds: 3 | Baths: 3 Full, 1 Half
- » MLS #: PAPH2220828
- » Single Family
- » 1st level has a flex living space, which is perfect for a home office.
- » 2nd level has the main living space with an open floor plan
- » More Info: 200SurgeonGeneralCt.com



**Eric Fox**  
(267) 625-4504 (Eric Cell)  
eric@efoxhomes.com  
<http://www.efoxhomes.com>



THE ERIC FOX TEAM

Compass  
1430 Walnut Street  
3rd Floor  
Philadelphia, PA 19102  
(267) 435-8015



Welcome home to this stately Naval Square 4-story corner townhome with private 2-car garage in the heart of Graduate Hospital. This unit, which is the largest home in Naval Square, is situated on the edge of the beautifully landscaped gated community and it offers two exterior spaces with skyline and sunset views. The handsome brick façade welcomes you as you enter the first floor and notice the breathtaking Pennsylvania White Oak prime flooring which continues throughout the home. This level offers a storage/coat closet and flexible living space, which is perfect for a home office or den. It is also accessible from the rear through the two-car garage. The second floor of this home is the main living space, featuring an open floor plan with crown molding, high ceilings and recessed lighting. The living area is flooded with natural light from the 3 east facing windows and the two south facing windows. There is plenty of space for a separate dining area just off the living area and beside the kitchen. The professionally designed custom kitchen is fully equipped with beautiful wooden cabinetry, granite countertops, GE Profile stainless steel appliances including a French-door refrigerator, a built-in microwave, a double wall oven, wine refrigerator and a gas cooktop. There is a center island which offers extra counter space, along with seating and a built-in dishwasher. A convenient powder room is located off this level. The 3rd floor of this home is a bonus space, featuring a large bedroom with a walk-in closet. The 4th floor of this home is a bonus space, featuring a large bedroom with a walk-in closet.

