

THE McCANN REAL ESTATE RUNDOWN

Your guide to Real Estate and Philly happenings from the #1 team in the industry



WHAT'S IN THIS ISSUE

All Things Real
Estate +
Lifestyle

Philly
Happenings You
Won't Want to
Miss
This April

Featured Listing

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THE MARKET SCOOP FROM

Mike McCann "The Real Estate Man"

The current market presents a unique dynamic, with historically low inventory levels. Suburban areas are experiencing an extreme shortage of homes, resulting in properties selling with multiple competitive bids. In contrast, the city market has more inventory, but success hinges on proper pricing and presentation to entice buyers. Although interest rates have dropped, hovering around 6.5%, the Fed suggests no immediate further reductions, potentially changing in the fall.

Fortunately, there are enticing first-time buyer programs like FHA loans at 5.5%, offering opportunities for new homeowners. While the city market allows for negotiation in pricing and the option for inspections, the suburban buyers are often waiving conditions and paying over asking. The key to a stronger market overall lies in the need for increased inventory to meet the demand!

ALL THINGS LIFESTYLE + REAL ESTATE

SAFEGUARD YOUR SANCTUARY: EMBRACING SMART HOME SAFETY TECHNOLOGY

The article delves into the significance of fortifying your home's safety using the latest in smart home technology, making the process easier and more accessible than ever before. From security cameras and video doorbells for surveillance to motion sensors and keypad locks offering customizable access, there are numerous options to enhance security. Smart plugs provide remote control over lights and devices, while leak detection systems offer real-time alerts for potential water damage, providing peace of mind and potential savings on insurance in the long run. These investments not only protect your home but also offer added convenience and security for you and your family, ensuring your sanctuary remains a safe haven for years to come.



MODERNIZE YOUR CULINARY SPACE: EMBRACING THE RETURN OF WHITE APPLIANCES

According to the article, the growing popularity of white appliances in modern kitchens signals a notable resurgence in contemporary design trends. From sleek refrigerators to stylish ranges, these appliances offer a crisp and contemporary aesthetic that effortlessly complements any kitchen style. Pair them with warm, stained cabinets for a cozy feel, or opt for seamless white cabinetry to create a unified and clutter-free look.

When it comes to countertops, the versatility of white appliances shines through, as they complement both marble or granite for an elegant touch, while also offering a striking contrast with wood countertops. Maintenance is a breeze, with white appliances proving to be easier to clean compared to stainless steel. Despite the resurgence of white, stainless steel continues to hold its own, offering a timeless finish that blends with various styles. Whether you're aiming for bold contrasts with exotic quartzite or a minimalist vibe with sleek white quartz, white appliances provide endless possibilities to elevate and personalize your kitchen space.

APRIL PHILLY HAPPENINGS



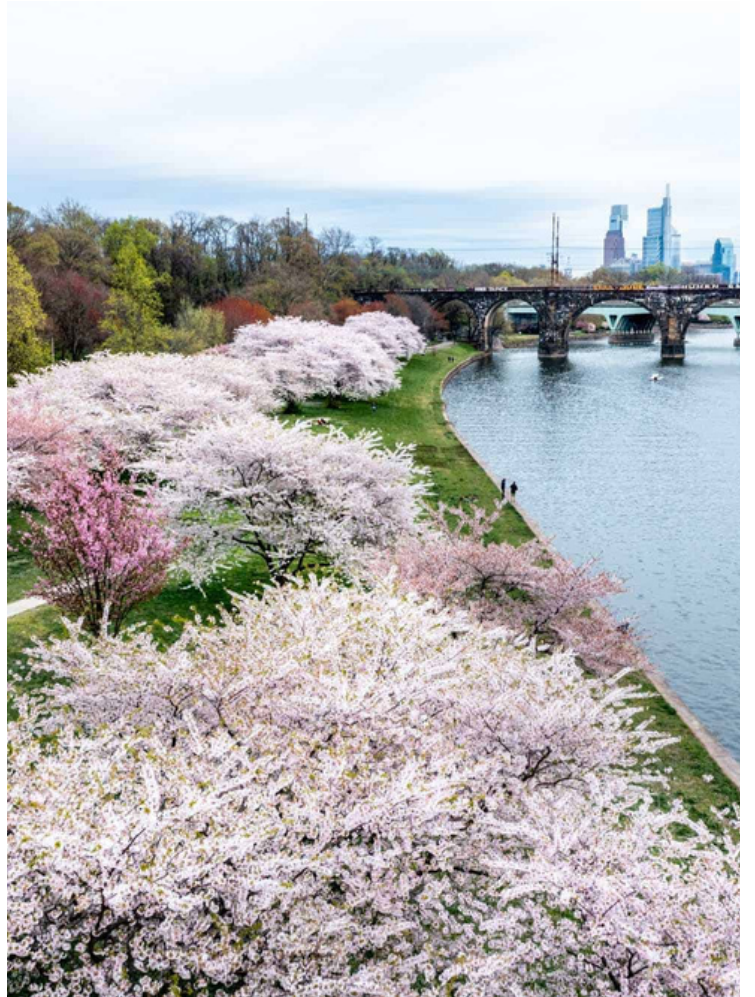
MARK YOUR CALENDAR: **MANAYUNK StrEAT FOOD** **FESTIVAL IS BACK**

Indulge your taste buds at the Manayunk StrEAT Food Festival on Sunday, **April 21st**, from **11 a.m. to 5 p.m.**! Join us as dozens of food trucks and neighborhood restaurants line Main Street, offering over 50 mouthwatering options from BBQ to sweet treats, wine, and craft beer. Experience the vibrant atmosphere with live music from six different acts on two stages along the closed-to-traffic Main Street Manayunk. Don't forget to explore the local shops and boutiques for a perfect day of culinary delights, music, community vibes, and shopping!

BLOSSOM INTO SPRING: **SUBARU CHERRY BLOSSOM** **FESTIVAL BEGINS**

Embrace the beauty of spring at the annual Subaru Cherry Blossom Festival of Greater Philadelphia! Hosted by the Japan America Society of Greater Philadelphia (JASGP), this enchanting festival celebrates over 1,600 cherry trees blooming from their original plantings dating back to 1926. Running from **March 24th to April 27th**, the festival offers a month-long celebration of Japanese culture and the arrival of spring, with the highlight being the free two-day Sakura Weekend on **April 13th and 14th!**

Held amidst the scenic Fairmount Park Horticulture Center and Centennial Arboretum, this weekend extravaganza promises music, dancing, family-friendly activities, cultural workshops, delectable local food vendors, a refreshing beer garden, and of course, a breathtaking display of cherry blossoms. Don't miss this opportunity to immerse yourself in the sights, sounds, and scents of spring in full bloom!



NEW TO MARKET



\$595,000

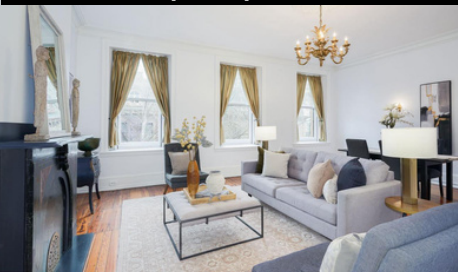
1540 S 25TH ST

3 bd | 3.5 ba | Point Breeze

Constructed in 2021 with modern finishes and sought-after amenities, this 3-story luxury townhome boasts a finished basement, deeded parking, roof deck, and 8 years left on its tax abatement. Inside, crown molding accents 10+ ft ceilings, leading to a sunlit gourmet kitchen with quartz countertops, stainless steel appliances, and a secluded rear patio for outdoor dining. Upstairs, bright bedrooms with generous closets await, while the top floor offers a spacious primary suite with a walk-in closet, wet bar, and luxurious spa-like ensuite. Enjoy skyline views from the expansive roof deck, all in a central location with nearby shops, restaurants, parks, and easy access to transit.

PROPERTIES AVAILABLE

\$1,150,000



2010 SPRUCE ST #4

3 bd | 2.5 ba | Rittenhouse

This renovated 2400+ sq ft bi-level space in a historic 1870's brownstone mansion that offers a blend of past grandeur and modern comfort. Features include a living room with views, a kitchen with Jenn Air appliances, and space for a roof deck!

\$715,000

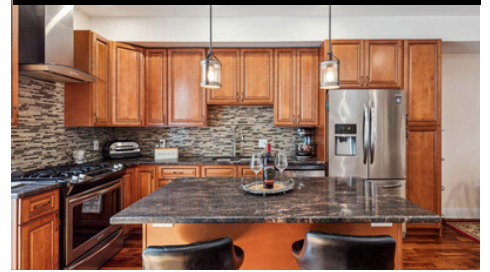


825 BAINBRIDGE ST #102

3 bd | 2.5 ba | Bella Vista

Take advantage of a special 4.99% interest rate, part of a 2-1 buy down covered by the seller, for this flat in Bella Vista's Meredith School Catchment. The Beverly offers luxurious amenities including a gym, elevator, and carefully designed interiors, promising truly upscale living.

\$694,000



2328 ALTER ST

4 bd | 4 ba | Point Breeze

Welcome to this exquisite 3-story townhouse with a one-car garage, roof deck, and finished basement, located just steps from Washington Ave. Enjoy the sun-filled open floor plan, gourmet kitchen, and stunning views from the spacious rooftop deck, that is perfect for relaxation.

TEAM HIGHLIGHT



Home Sweet Home: A Special First-Time Buyer's Journey

We're thrilled to share some wonderful **Beginnings** about our Marketing Manager, Katie, who has recently embarked on an exciting journey by purchasing her first home in the delightful Northbank neighborhood of Fishtown! What captivated Katie about Northbank is its unique blend of a suburban atmosphere with the convenience of city living, allowing her to experience a close-knit community while being just a stroll away from all the vibrant amenities the city has to offer. From charming cafes to bustling shops, Katie is looking forward to exploring it all. The entire team is bursting with pride and excitement for Katie as she embarks on this remarkable new chapter, and we can't wait to see her create countless cherished memories in her beautiful new home!

