

## Beautiful Home in the Heart of Bella Vista!



\$ 465,000



831 Kimball St, Philadelphia, PA 19147

- » Beds: 3 | Baths: 1 Full, 1 Half
- » MLS #: PAPH2088618
- » Single Family | Lot: 1,500 ft<sup>2</sup>
- » Spacious and Shabby Chic Living/ Dining Room
- » Open Floor Plan for Dining and Spacious, Retro Kitchen
- » More Info: [831KimballSt.com](http://831KimballSt.com)



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Welcome home to 831 Kimball Street, located on a quaint tree-lined street in the heart of the bustling neighborhood of Bella Vista. A beautiful brick facade and stunning curb appeal warmly greet you as you enter this remarkable home. Enter into a spacious and chic living room featuring original hardwood floors, exposed ceiling beams and an exposed brick wall. The open floor plan allows for a dining area just off the very on-trend retro kitchen which features a breakfast bar area for additional prep space, a dishwasher, a gas stove, ample cabinet and countertop space, and two north facing windows in front of the kitchen sink. Just outside the kitchen is a patio with recently redone masonry walls, electric and water- perfect for outdoor relaxation, entertaining or container gardening. A brand new powder room with modern vanity and marble top with sconce lighting was added in 2021. Off of the kitchen is private alley access which leads to Kimball St for easy trash and recycling storage. The second floor features a spacious front bedroom with original hardwood floors, two south facing windows, one double closet with shelving and bar. The spacious, 3-piece, neutral tiled bath has a North facing window and a convenient linen closet. The third floor front bedroom is extra spacious with two full closets and south facing windows. The connecting 3rd bedroom has a North facing window, a built-in storage nook and a pass-through window to the staircase. The north facing window offers sliding views as well. The unfinished basement houses the

