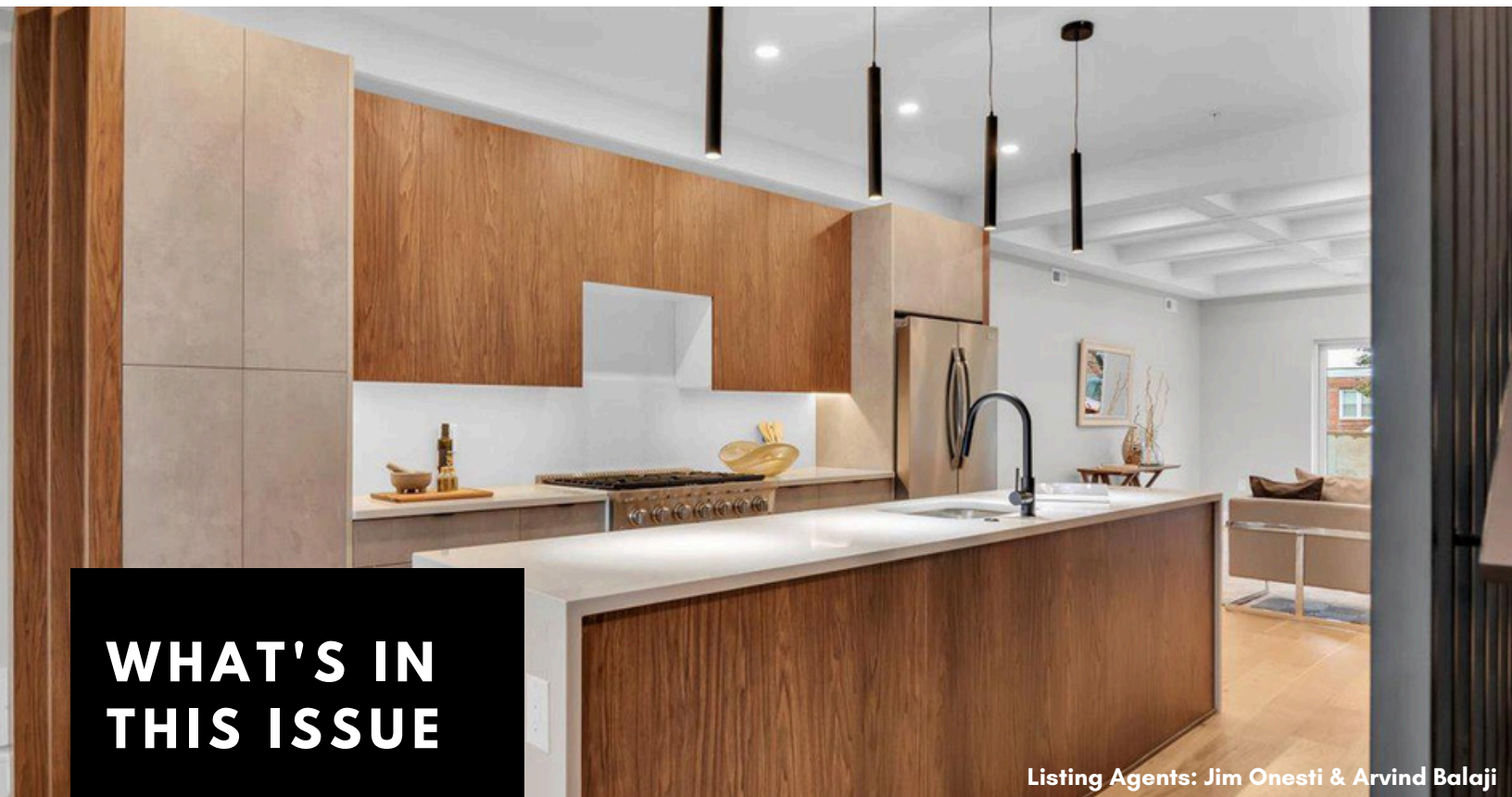


THE McCANN REAL ESTATE RUNDOWN

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



Listing Agents: Jim Onesti & Arvind Balaji

WHAT'S IN THIS ISSUE

All Things Real
Estate +
Lifestyle

Philly
Happenings You
Won't Want to
Miss
This May

Featured Listing

Spotlight
Properties

Team Highlights

THE MARKET SCOOP FROM Mike McCann "The Real Estate Man"

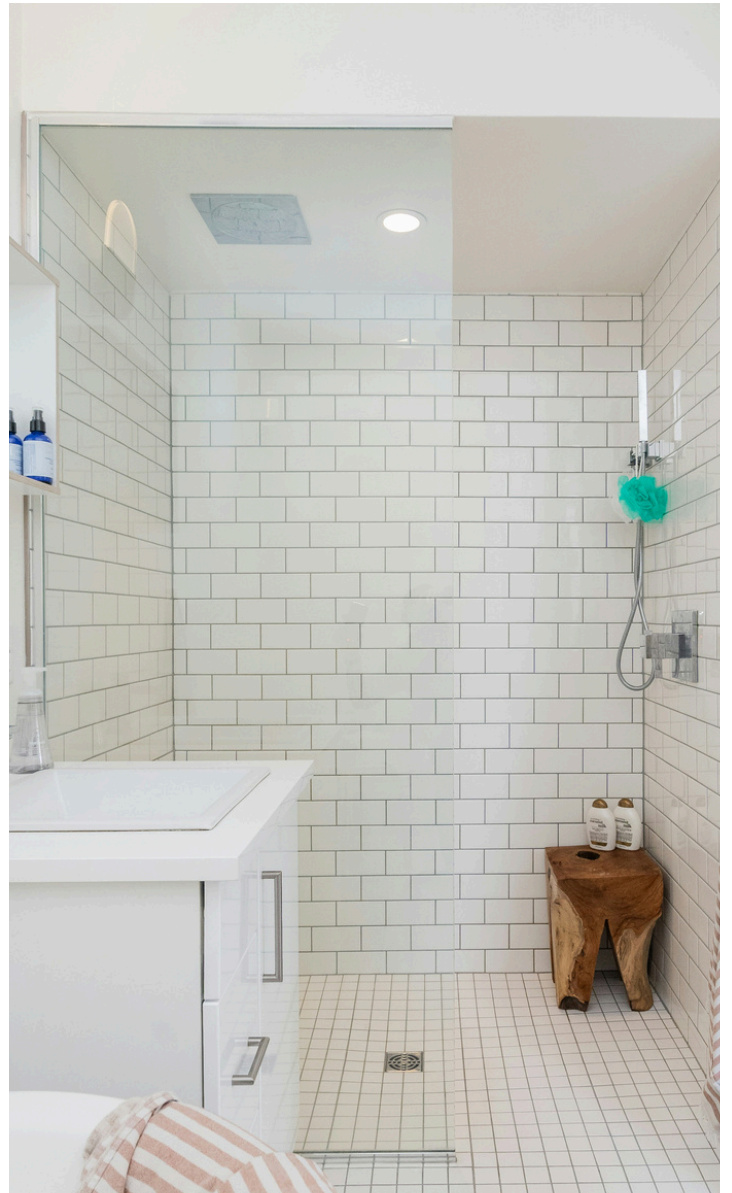
The real estate market in the first quarter of 2024 has been characterized by fluctuations. Initially bustling with activity, especially in urban areas, the market seemed to cool down over the last two months. Meanwhile, in suburban regions, the lack of inventory persists, leading to multiple bids and properties selling well above asking prices.

Although interest rates have stabilized, their decline has been slower than anticipated. Consequently, prospective buyers in the suburbs face limited options. Conversely, the city market offers a wider selection for potential buyers. However, the overarching issue remains the same: there's a dire need for more inventory to meet the overwhelming demand from eager buyers.

ALL THINGS LIFESTYLE + REAL ESTATE

MISTAKES TO AVOID FOR A SPARKLING SHOWER: TIPS FOR PRISTINE CLEANLINESS

The article details mistakes to avoid when cleaning your shower. Firstly, using bar soap can lead to stubborn soap scum. Instead combat this with Dawn dish soap in warm water. Additionally, always ensure to dry water off glass doors and tile walls to prevent water spots and moldy grout. Proper drainage on the shower floor is essential to avoid water pooling, achieved by using a squeegee. Running the exhaust fan for 30 minutes in winter and an hour in summer reduces moisture and prevents mold growth as well. Implementing a weekly sanitization routine with a water-bleach solution also helps combat mold. Finally, treat glass shower walls and doors with Rain-X to repel water and prevent spots and streaks, ensuring a clear and clean appearance.



PERK UP YOUR HOME: MASTERING THE ART OF CRAFTING THE PERFECT COFFEE BAR

The article discusses tips for crafting the ultimate home coffee bar, which involves strategic planning and thoughtful organization. It is important to begin by considering outlet placement to accommodate appliances like coffee makers and frothers. Utilizing cabinet storage efficiently and keeping dishes and pantry items readily accessible helps create a seamless coffee-making experience. Maintaining focus on JUST coffee essentials is also important as it helps prevent clutter.



However, Coffee bars need not be limited to the kitchen; exploring spaces like bedrooms or guest suites adds convenience. Even in smaller homes, considering compact spaces such as pantries can create functional coffee stations. Opting for open shelving ensures easy access, perfect for busy mornings when every second counts. Finally, infusing the coffee bar with personal flair adds stylish touches, making it a unique and inviting space for everyone.

MAY PHILLY HAPPENINGS



EXPERIENCE THE RITTENHOUSE ROW SPRING FESTIVAL WITH US: FOOD, FUN, AND PHILLY CULTURE

Join us at the annual Rittenhouse Row Spring Festival, happening **May 4th**, from noon to 5 p.m. This premier street festival in Philly showcases the vibrant culture and culinary delights of the Center City neighborhood. Stroll along Walnut Street and the area around Rittenhouse Square Park to explore dozens of booths offering art, beauty, fashion, family activities, food vendors, and beer and cocktail samplings. Enjoy live music, culinary demonstrations, and local artist showcases throughout the day. Our team will be there to join in the festivities, so stop by and say hi!

INDULGE IN ITALIAN CULTURE: THE SOUTH 9TH STREET ITALIAN MARKET FESTIVAL

Step into the lively atmosphere of the South 9th Street Italian Market Festival, **May 18th-19th**, hosted by Philadelphia's iconic century-old sidewalk curb market. This annual extravaganza spans seven vibrant blocks, offering a weekend brimming with cultural delights. Explore over 100 craft vendors showcasing handmade goods and unique artwork, while indulging in the tantalizing aromas of freshly made sausages, decadent cannoli, imported cheeses, and aromatic cappuccino.

Lose yourself in the live music performances on three stages and witness the iconic Procession of Saints parade honoring the community's religious heritage. Sports enthusiasts can join the spirited John Marzano Half Ball Tournament, while thrill-seekers can test their skills in the greased-pole-climbing contest at the 9th & Montrose Piazza. Whether you're a seasoned festival-goer or a first-time visitor, the South 9th Street Italian Market Festival promises an unforgettable celebration of Philadelphia's Italian-American culture and culinary traditions.



NEW TO MARKET



\$675,000

Listing Agent: Alexis McBride

47 DEHAVEN AVE

3 bd | 2.5 ba | Conshohocken

This spacious 3-bedroom, 2.5-bathroom home blends elegance and functionality seamlessly. Its renovated kitchen, featuring a new island and modern appliances, is a chef's delight, complemented by hardwood floors, wainscoting, and recessed lighting creating a warm ambiance. Upstairs, a luxurious primary suite and versatile loft space offer comfort and flexibility, while the finished basement, complete with a bar and wine fridge, is perfect for entertaining. Outside, the expanded backyard with new hardscaping provides a serene retreat. Conveniently located in West Conshohocken, the property offers easy access to major roadways, schools, and amenities.

PROPERTIES AVAILABLE

\$675,000



Listing Agent: Sean Elstone

964 LIMEKILN PIKE

4 bd | 2.5 ba | Ambler

This spacious and bright 2-story home features tons of modern updates and is situated on .79 acres of land. The main level has a tiled living room with a fireplace, a sunlit dining room, and a gleaming kitchen with custom cabinetry and stainless steel appliances.

\$2,750,000-\$3,800,000



Listing Agents: Jim Onesti & Arvind Balaji

1513 PINE ST

4 bd | 4 full ba | 2 half ba | Rittenhouse Sq

Bowery Place presents new luxury homes with 2-car garages, elevators, and outdoor spaces, boasting dramatic ceilings and premium finishes by GNOME Architects and ZATOS Investments & Construction. These homes also include gas fireplaces, and incredible herringbone flooring!

\$1,375,000



Listing Agent: Arvind Balaji

250 GULPH HILLS RD

4 bd | 3.5 ba | Wayne

This expertly renovated 3,561 sqft classic colonial has been transformed with modern updates throughout. Highlights include an finished basement, a hotel-like primary suite, over .5 acres of land, and placement in Upper Merion Area School District.

TEAM HIGHLIGHT



Another Month, Another McCann Team First-Time Home Buyer

We're thrilled to share some wonderful news about Jim and Arvind's Marketing Manager, Lauren, who has recently embarked on an exciting journey by purchasing her first home in the delightful Newbold neighborhood of South Philly! What captivated Lauren about Newbold is the convenience of city living, and its close proximity to E Passyunk Ave! From charming cafes to bustling shops, Lauren and her husband Casey are looking forward to exploring it all. The entire team is bursting with pride and excitement for Lauren 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!

