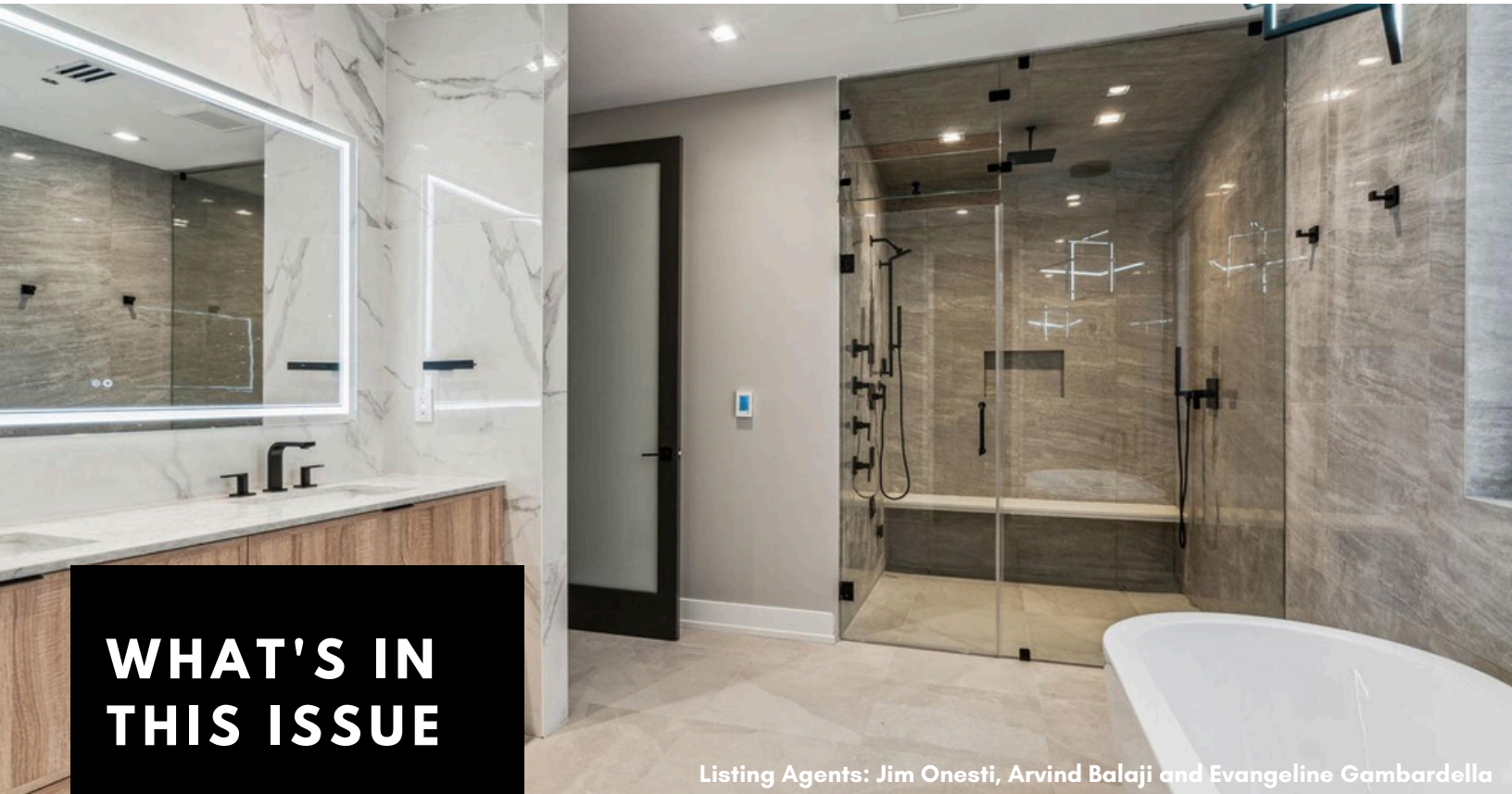


# THE McCANN REAL ESTATE RUNDOWN

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



Listing Agents: Jim Onesti, Arvind Balaji and Evangeline Gambardella

## WHAT'S IN THIS ISSUE

All Things Real  
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Miss

This September

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## THE MARKET SCOOP FROM

Mike McCann "The Real Estate Man"

As we approach the fall, we anticipate a healthy market here in Philadelphia.

Typically, this is the time when the market starts to slow down, but this year, we're expecting a few favorable shifts. Interest rates are projected to decrease, which could open up more opportunities for buyers who have been on the fence. Additionally, the market has also cooled slightly, bringing a better balance between buyers and sellers, with increased inventory providing more options for everyone.

# ALL THINGS LIFESTYLE + REAL ESTATE

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## **INTERIOR DESIGN TIP: ACHIEVE PERFECT BALANCE WITH THE RULE OF THIRDS**

Looking to create a harmonious space in your home? The rule of thirds is a simple yet effective design technique that helps achieve balance by dividing your space into a grid of three columns and three rows. This method ensures that furniture, decor, and colors are evenly distributed, creating a visually pleasing environment that feels naturally organized. Start small by arranging items on a shelf or coffee table, then apply the rule to larger elements like furniture and rugs. By following the rule of thirds, you can design spaces that feel balanced, inviting, and effortlessly cohesive, making your home both functional and beautiful, while also reflecting your personal style.



Photo by Marc Mauldin / Courtesy Elle Du Monde



Photo: Werner Straube

## **GOODBYE, MODERN LINES: EMBRACE THE COMFORT OF CURVY FURNITURE**

This year, curvy furniture is at the forefront of design trends, shifting from sleek modern lines to pieces that offer a warm, inviting embrace. Rounded corners, soft edges, and arched shapes are becoming popular across all furniture styles, reflecting our desire for comfort at home. Rooted in psychology, our brains are naturally drawn to circular forms, which are associated with safety and relaxation. To fully embrace this trend, choose soothing colors inspired by nature and arrange furniture in circular patterns to foster coziness.

Consider incorporating natural textures like wood and stone to add depth and character to your space. Create a serene nook with plush, rounded furniture and cozy accessories for a personalized retreat. These elements will seamlessly blend comfort and style, transforming your space into the perfect sanctuary.

# SEPTEMBER PHILLY HAPPENINGS

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## CENTER CITY BITES: YOUR GUIDE TO RESTAURANT WEEK DEALS

Get ready to indulge in the best of Center City's culinary scene during Restaurant Week from **September 8th to 21st**. Over 100 top-notch restaurants will be offering mouthwatering deals you won't want to miss, with fixed dinner menus at \$40, select spots offering a \$60 menu, and two-course lunches at \$20. Whether you're in the mood for gourmet dining or a delightful midday treat, there's something for everyone. Not sure where to start? Mark your calendar, gather your friends, and prepare your taste buds for two weeks of culinary bliss! To view the full menus and see the participating restaurants visit [centercityphila.org/explore-center-city/ccd-restaurant-week](http://centercityphila.org/explore-center-city/ccd-restaurant-week).

## EXPERIENCE THE EXCITEMENT OF THE NAVY YARD NIGHT FESTIVAL!

Mark your calendar for Thursday, **September 12th**, from **4-8 p.m.**, and head to The Navy Yard for an unforgettable evening at the second annual Night Festival! This festive event offers something for everyone, with a lineup of food trucks serving delicious bites, live music by OTC Collective, and local vendors showcasing unique finds. Enjoy yard games, explore Navy Yard art installations, and catch special appearances by Swoop and the Philadelphia Eagles Cheerleaders. Best of all, it's free to attend! Be sure to pre-register to stay in the loop and enter a raffle for exciting prizes. Don't miss out on this fun-filled evening for all ages!



# NEW TO MARKET



**\$2,378,900**

Listing Agent: Michael McCann

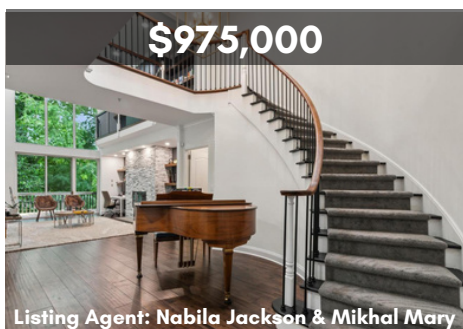
## 1850 SPRING MILL RD

**5 bd | 4.5 ba | Gladwyne**

Build your dream home at 1850 Spring Mill Road, a stunning 4+ acre property in the Main Line area, offering both luxury and convenience. Located within the highly sought-after Lower Merion School District, this prime lot provides easy access to major routes and nearby attractions like high-end dining, the Schuylkill River Trail, and the Philadelphia Golf Club.

Eddy Homes, a trusted local builder, presents the Rosebank floorplan—a spacious and modern home with a grand two-story foyer, a gourmet kitchen, a two-story great room with a fireplace, and a first-floor guest suite. The second floor features a luxurious owner's suite with a spa-like bathroom and ample closet space, as well as additional bedrooms and baths.

## PROPERTIES AVAILABLE



**\$975,000**

Listing Agent: Nabila Jackson & Mikhal Mary

520 LINDY LN

**4 bd | 3.5 ba | Bala Cynwyd**

Welcome to this beautifully updated home in Hillgate. Featuring high ceilings, hardwood floors, and a bright, spacious kitchen with top-quality appliances. The master suite upstairs offers walk-in closets and a spa-like bathroom. With an attached garage, gated security, and a one-year home warranty, this home in the Lower Merion school district has it all!



**\$350,000-\$595,000**

Listing Agents: Jim Onesti, Arvind Balaji and Evangeline Gambardella

1501 N 31ST ST

**2/3 bd | 2/3 ba | Brewerytown**

Welcome to Otto on the Park, a sophisticated collection of contemporary condos. Each unit features a private outdoor terrace, hardwood floors, recessed lighting, waterfall quartz kitchen counters, Samsung Smart Hub appliances, in-unit laundry and so much more. Secured covered and uncovered parking also available!



**\$460,000**

Listing Agent: Sean Elstone

40 OLD LANCASTER RD #605

**2 bd | 2 ba | Merion Station**

Located in Latch's Lane Condo, this 1,238 sqft top-floor unit offers in-unit laundry, and stunning views. The building features amenities like a gym, pool, and social room, with easy access to outdoor parking and optional garage parking. The updated kitchen has quartz counters, stainless-steel appliances, a built-in desk and so much more!

# TEAM HIGHLIGHT

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## **Braving the Rain: A Memorable Team Beach Day in Brigantine!**

Despite a touch of rain, our annual beach day in Brigantine, NJ, was a huge success! It was a fantastic opportunity for the team to bond and enjoy our annual team bonding tradition. The weather might have been drizzly, but that didn't dampen our spirits. We rallied together for some competitive cornhole matches, tested our fishing skills with surfcasting, and savored a cozy beach picnic. The sense of camaraderie and fun made it a memorable day for all, proving that a little rain is no match for our team's enthusiasm. Here's to more shared experiences and creating lasting memories, no matter the weather!

