

# THE McCANN REAL ESTATE RUNDOWN

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



Listing Agent: Paul Chin & Alex Frederick

## WHAT'S IN THIS ISSUE

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February

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## THE MARKET SCOOP FROM

Mike McCann "The Real Estate Man"

Goodbye 2024, Hello 2025! After a challenging year for the housing market, we welcome 2025 with optimism. January is already showing strong signs of recovery, and experts predict more homes will be sold this year.

Buyers can take advantage of a 20% increase in inventory, while rising mortgage applications and showings signal a strengthening market, even as interest rates stabilize above 7%. Sellers, early 2025 offers a prime window to list before competition increases. With positive momentum ahead, now is a great time to consider your real estate goals—let's navigate this promising market together!

# ALL THINGS LIFESTYLE + REAL ESTATE

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## **6 CRAFT ROOM ORGANIZATION IDEAS TO INSPIRE CREATIVITY**

Create a functional and inspiring craft space with these smart organization tips. Establishing dedicated zones for different activities, such as crafting, working, and storage, helps maintain order. Maximize vertical space with pegboards, wall-mounted ladders, and magnetic boards to keep supplies within easy reach. Decorative storage solutions, like woven baskets and stylish shelving, add character while keeping materials organized. Transforming a closet into an efficient storage hub with bins, drawers, and shelving can optimize space. Open shelving allows for easy access to frequently used items while doubling as décor. A cohesive color scheme enhances creativity and brings the space to life.



## **2025 BATHROOM DESIGN TRENDS TO REFRESH YOUR HOME**

Bathroom design in 2025 is all about wellness, functionality, and seamless style. With more homeowners opting for renovations, key trends focus on enhancing comfort and practicality. Expect increased demand for dual vanities, spacious showers, and accessibility upgrades. Clean, white-on-white showers and minimalist designs with frameless and curbless features create a serene, modern look. Nature-inspired elements like florals and biophilic materials bring warmth, while low-maintenance surfaces and self-cleaning fixtures simplify upkeep.



Smart technology, from heated seats to wireless charging countertops, is elevating convenience. Upgraded lighting, including dimmable fixtures and integrated mirror lights, enhances both aesthetics and mood. Whether you're planning a major remodel or a simple refresh, these trends can help transform your space into a functional retreat.



# FEBRUARY PHILLY HAPPENINGS

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Photo courtesy of Visit Philadelphia

## CELEBRATE BLACK HISTORY MONTH IN PHILADELPHIA!

February is Black History Month, and the city is filled with events honoring Black culture, history, and achievements. The African American Museum in Philadelphia offers a month-long lineup, including Black History Heroes Day (**Feb. 8**) and the Philly Black Workers Project (**Feb. 22**). At the Betsy Ross House, costumed storytellers bring colonial Philadelphia's free Black community to life every weekend. Families can enjoy interactive exhibits at the Please Touch Museum, with special celebrations on **Feb. 1** and **5**. The Free Library hosts screenings and workshops, including a session on architect Julian Abele (**Feb. 26**). Don't miss this opportunity to engage, learn, and celebrate!

## PHILLY HOME + GARDEN SHOW RETURNS THIS FEBRUARY WITH EXPERT SPEAKERS & EXCITING EXHIBITS

Get inspired at the annual Philly Home + Garden Show, happening **February 21st-23rd**, at the Greater Philadelphia Expo Center. With over 300 exhibitors, this three-day event showcases the latest trends in gardening, landscaping, interior design, renovation, and more. Special guests include Craig Conover from Southern Charm and Christopher Knight from A Very Brady Renovation. Plus, don't miss the fan-favorite Barking Lot + Doggy Fashion Show! Whether you're planning a home project or just looking for fresh ideas, this is the perfect place to explore and connect with experts.

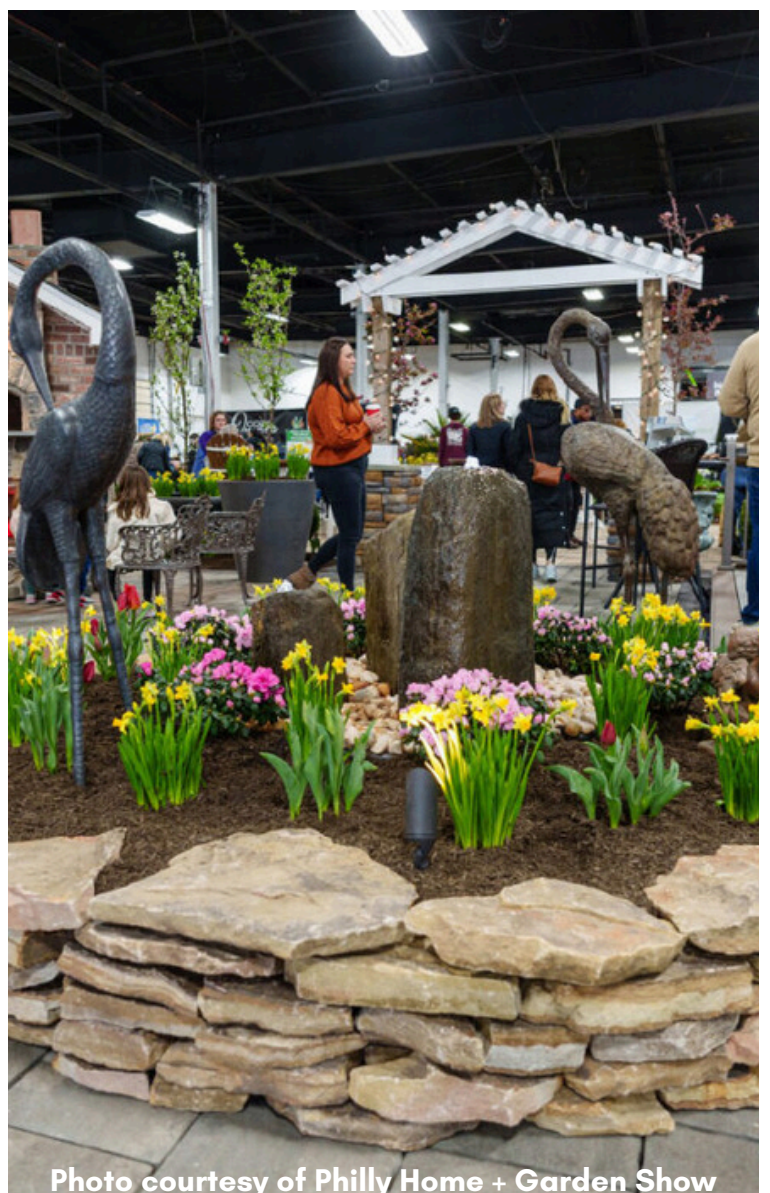


Photo courtesy of Philly Home + Garden Show



# NEW TO MARKET



## 322 SNYDER AVE

**3 bd | 2.5 ba | Whitman**

Nestled on a quiet, tree-lined block, is a beautifully maintained 3-story home featuring a bonus space and a private patio. The main level boasts an open layout with a large kitchen offering stainless steel appliances and generous counter space. Handsome hardwood floors extend through the living room, anchored by a cozy brick fireplace.

The second level features a versatile bonus space ideal and a spacious primary suite with a walk-in closet and modern bathroom. The top level hosts two additional bedrooms and another full bathroom, with natural light filling the home throughout. A clean, dry basement offers ample storage and laundry.

## PROPERTIES AVAILABLE



### 17 TAMARACK CIR

**3 bd | 3.5 ba | Eagleville**

Discover this two-year-young Toll Brothers corner-unit home. Highlights include an upgraded kitchen with a 9' island, a finished basement with a custom fireplace and walkout patio, and a Trex deck with tranquil views. The primary suite boasts a luxurious ensuite bath and walk-in closet, while additional bedrooms, a stylish home office, and ample outdoor space make this home truly special. With parking, premium finishes, and a vibrant, walkable community, this gem won't last long.



### 1843 HARTRANFT ST

**5/4 bd | 3.5/4.5 ba | Packer Park**

The Townhomes at Bella Vita offer a luxury gated community in the heart of Philadelphia. These elegantly designed homes feature high-end finishes, private elevators, expansive roof decks with stunning city views, and 2-car garages. Thoughtfully crafted interiors include floor-to-ceiling Italian windows, radiant heated bathroom floors, and a chef's kitchen with integrated appliances and a wine fridge. Smart home technology enhances convenience, while the prime location provides easy access to cultural and entertainment hubs.



### 520 LINDY LN

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

This beautifully updated home includes a 3-stop elevator and offers luxury and convenience in the sought-after Hillgate community. Enjoy high ceilings, wide-plank hardwood floors, and a gourmet kitchen with a spacious island. Multiple patios create seamless indoor-outdoor living, while the primary suite boasts a spa-like bath and walk-in closets. Additional highlights include a central vacuum system, attached garage, gated security, and on-site guard. Schedule your showing today!



# TEAM HIGHLIGHT

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## **A Surprise Proposal & Celebration for Arvind's Assistant Savannah!**

A huge congratulations to Arvind Balaji's personal assistant Savannah on her engagement! Savannah and JP's love story began six years ago while working together at a Philly restaurant, and the proposal was nothing short of magical. What was supposed to be a belated birthday dinner at their favorite spot, Ambra, turned into a night to remember. After enjoying a meal, they headed to the bar for a nightcap—only to find friends and family waiting to celebrate! JP popped the question, and the night continued with love, laughter, and karaoke.

Wishing them a lifetime of happiness!

