

# THE TOWNHOMES AT SUNSHINE COURT

6TH AND CHRISTIAN STREETS

## EXTERIOR FEATURES

- Secure gated community with electronic gate and intercom system
- Interlocking brick paver walks and driveway
- Concrete block basement and party walls
- Brick fronts
- Stucco exteriors
- 6" studs on all exterior walls with R-19 insulation
- Anderson custom-insulated windows
- Large 20' high bays with windows throughout and decorative moldings
- 1-car garage with metal-clad insulated door and 1/2 HP belt drive
- Fiberclassic insulated entry door with two side lights
- Master bedroom roof decks with maintenance-free decking system and decorative railings and spectacular views
- Family room patio with interlocking brick pavers and sliding glass door access
- Lush professional landscaping, exterior water hose bibs

## DISTINCTIVE INTERIORS

- Ceramic tile in entry foyer
- Hardwood flooring in living room and kitchen with choice of stain
- Carpeting in all bedrooms and family room
- Oak staircase with hardwood landings and decorative railings
- 11' ceiling in living room
- Gas fireplace in living room
- 5" solid wood baseboards
- 3" solid wood door casings
- Pedestal sink with 8" spread faucet in powder room
- Brushed chrome interior door hardware
- Pre-wired cable TV and internet and phone outlets in all rooms
- Rocker-type decorator light switches
- Hardwired smoke detectors
- Exhaust fans in all baths
- Recessed lighting
- Ceiling boxes for chandeliers and ceiling fans
- Stained concrete garage floor
- Finished basement with powder room

## DESIGNER KITCHEN

- Granite or Corian countertops in choice of colors
- Stainless sink with pull-out gourmet spray faucet
- Quality cabinets with raised-panel doors in a choice of finishes
- 5' island with breakfast bar
- All stainless steel finished appliances
- Oversized refrigerator with ice maker, large freezer on bottom
- Gas slide-in range with downdraft venting system
- Microwave
- Dishwasher
- 3/4 HP garbage disposal

## MASTER SUITE

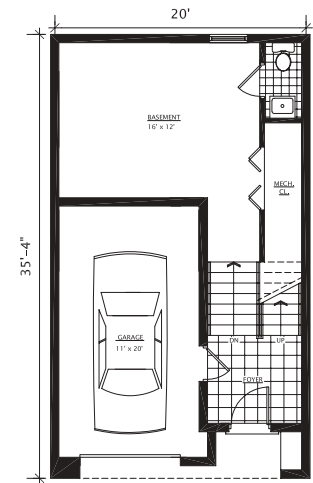
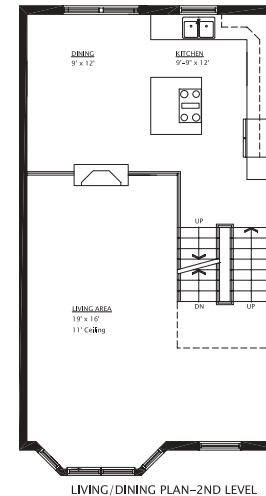
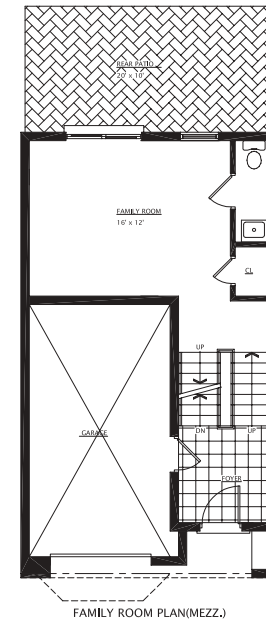
- 6' by 42" whirlpool tub with raised platform deck
- 5' by 42" shower with ceramic tile and seat and frameless glass enclosure
- 6' double vanity with Corian top
- 8" spread faucets
- Private water closet
- Large walk-in closet with window
- Sliding glass doors to patio

## LAUNDRY ROOM

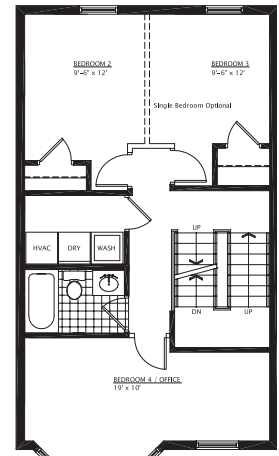
- Utility connections with exterior venting
- Ceramic tile floor
- Exhaust fan to expel heat

## ENERGY FEATURES

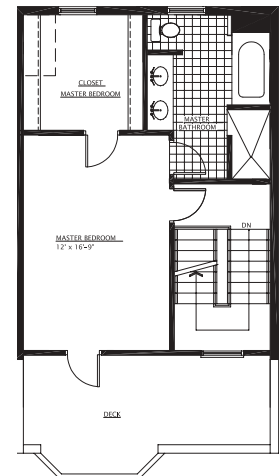
- Two separate energy-efficient gas heating and central air conditioning systems for consistent airflow and efficiency
- 200 AMP electric service
- R-30 roof insulation; R-19 exterior wall insulation
- Tyvek wrap on all exterior walls
- 75 gallon hot water heater
- 3 coat exterior stucco system



GARAGE/BASEMENT PLAN  
All dimensions are approximate and subject to field verification.



BEDROOM PLAN-3RD LEVEL



MASTER SUITE PLAN-4TH LEVEL

**P**icture yourself entering through the gates of your own private oasis right in the middle of Queen Village.

Imagine your living room with soaring 11' ceilings, Andersen bay windows, hardwood floors and a gas fireplace. Envision serving dinner parties from your granite epicurean kitchen, or having a barbecue on your private patio and relaxing with friends in the hot tub for a nightcap. Dream about soaking in your lavish master bath's whirlpool tub, with separate 5' shower, Corian and ceramic tile. Wouldn't it be nice to roll out of bed and read the paper with a cup of coffee on your palatial roof deck, taking in the incredible views of the city? Imagine having all this plus four carpeted bedrooms, a family room, two full baths and two half baths, a finished basement, well-appointed landscaping, a gated electronic entry/intercom system and a private garage.

Sunshine Court is conveniently close to the heart of Center City. From your door, you are mere steps away from all the local action; the quaint Italian Market, Cianfrani Park, Da Vinci Art Alliance, Fleisher Art Memorial and Mario Lanza Park. Some of the best Italian, Asian, French and Mexican restaurants in the city can be found right in the neighborhood too. And in minutes, you can get to nearby South Street, Society Hill, Penn's Landing and Olde City.

Sunshine Court is all you've ever dreamed of, and more. Call The McCann Team today for an appointment and start living your dream today.

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### *A Gated courtyard community*

- *4 Bedrooms*
- *2 Full Baths, 2 Half Baths*
- *Family Room*
- *Finished Basement*
- *Rear Patio with Hot Tub Option*
- *Roofdeck with Skyline View*
- *1 Car Garage with Remote*
- *2700 Sq. Ft. + Garage*
- *350 Sq. Ft. of Outdoor Space*
- *Hardwood Floors in Living Room and Kitchen*
- *Homeowner's Association*
- *10 Year Tax Abatement*

**Call Mike McCann  
the Real Estate Man**



**Prudential**  
Fox & Roach REALTORS

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Direct: 215-440-8345**

*Living your dream  
begins today...*

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