



Italianate Victorian on Premier Chestnut Hill Road

\$1,540,000

Address:
31 Summit Street Philadelphia,
19118 Pennsylvania

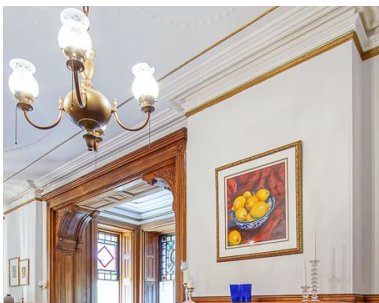
Bedrooms: 5

Bathrooms: 5

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| Agent Details: Loretta Witt Berkshire Hathaway HomeServices Fox & Roach, REALTORS Phone Number: 215.248.6522 Fax: Cell Number: 215.264.3074 |
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31 Summit Street is a unique residence, an architectural gem that stands as a testament to the best tradition of American craftsmanship. A grand, gracious home filled with priceless architectural detail, yet uniquely suited to family living. A home that has room for an au pair or in-law suite. A home just a few steps from the Avenue in Chestnut Hill, on a street loved for its quiet, almost bucolic atmosphere with easy access to local train stations, to the shops and restaurants of Chestnut Hill, and even to the natural splendor of the Wissahickon Creek and woods. 31 Summit, built in 1860 for William Morgan, "a gentleman", is one of the very first homes to have been built on this historic street. Then the Cowperthwaite Family, who maintained a primary residence in Center City Philadelphia, used it as a summer home each spring sending their belongings in trunks on wagons along the Wissahickon to this airy Victorian to escape the city's heat. In 1880, Summit Street became their year-round home, and Architect Mantle Fielding oversaw extensive renovations in 1896-97. Today, 31 Summit is a 3-story stone Italianate Victorian dwelling with handsome front porch on almost an acre. It boasts all the comforts of the 21st century: A new kitchen, all new baths, newer roofs, a very new HVAC system with 3 zones, a most distinctive Victorian conservatory addition with sustainably harvested ipe wood deck, a restored wine cellar. All these improvements have been completed using the finest materials while respecting the architectural essence of the original home. Listed on Philadelphia's List of Historic Places as "significant", there are 6 bedrooms/3 full baths/2 half baths. Random width southern pine floors. Crown moldings. 12 exquisite fireplaces with museum-quality tile work. Stained glass that takes your breath away. Interior and exterior shutters. Antique sconces and chandeliers. Antique brass hardware. Finished basement spaces, partially above ground, with outside entrance. Natural landscape (no pesticides/only organic mulching)with numerous trees, native plantings that provide nesting grounds for birds, butterflies and other native life has been noted as a "Certified Wildlife Habitat" by the National Wildlife Federation since 2006. This is a home that invites 21st century living while celebrating the preservation of architectural and artistic beauty.



MLS #: 6860179

Listing Type: For Sale

Property Type: Residential

Style: Victorian

Lot Size (acres): .88 acres

Size (square feet): 7106

Year Built: 1860

Additional Out Buildings:

Submission Date: 11-07-2016

Last Update: 11-17-2016