

THE McCANN REAL ESTATE RUNDOWN

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



WHAT'S IN THIS ISSUE

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Happenings You
Won't Want to
Miss
This September

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THE MARKET SCOOP FROM

Mike McCann "The Real Estate Man"

Historically, August has ranked as one of the slower months in the real estate market, particularly during its final two weeks. However, we did experience a fairly robust August, albeit with some rate increases. With that being said, we hold a strong belief that these rates have reached their peak and will gradually trend downwards.

If you are contemplating selling, we recommend doing so before the third week of September as that timeframe beings the Fall market. Conversely, if you are considering a purchase, this is an opportune moment, as historical data indicates a reduced presence of buyers in the current market. October and November traditionally emerge as bustling seasons for real estate, so it is important to act now!

ALL THINGS LIFESTYLE + REAL ESTATE

OPEN FLOOR PLANS: THE PROS AND CONS YOU SHOULD KNOW

The article delves into the merits and drawbacks of open floor plans versus traditional separated spaces for families. Open floor plans have gained popularity for their ability to create a sense of spaciousness, improve natural lighting, foster togetherness, enhance ease of entertainment, and facilitate communication. However, they also bring challenges such as increased heating and cooling costs, potential issues with excessive sunlight, privacy concerns, limitations for formal entertaining, and noise disturbances. The choice between these layouts ultimately depends on individual family preferences, lifestyle, and the importance of factors like privacy and formal hosting, with each option offering its unique set of advantages and disadvantages.



CLASSIC CHECKERBOARD PATTERN: IS IT MAKING A COMEBACK?

The article discusses the resurgence of the checkerboard pattern in contemporary interior design. It highlights the historical significance of checkerboard patterns in decor, dating back to the Renaissance and the 1920s. The revival of this classic pattern is attributed to its appeal to younger generations, its timeless quality, and its ability to introduce fun and visual interest into spaces. The article suggests various ways to incorporate checkerboard into homes, including using tiles in pantry and laundry rooms, as well as as a kitchen backsplash.

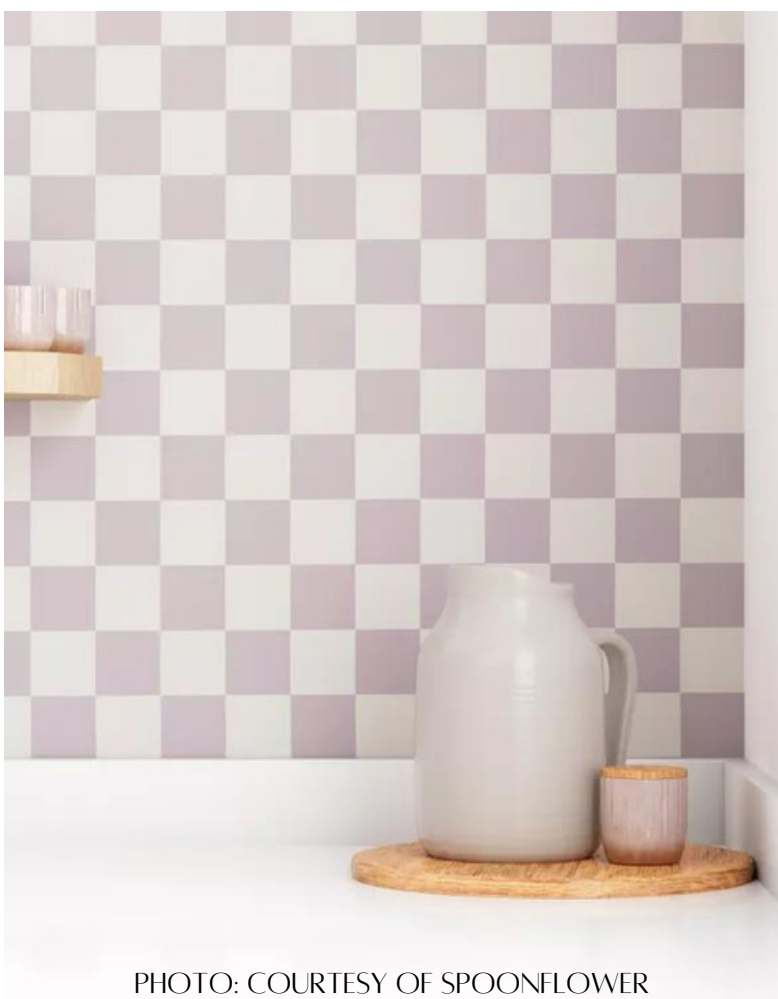


PHOTO: COURTESY OF SPOONFLOWER

It also mentions painted checkered floors for their versatility and charm. Soft furnishings such as curtains, upholstered furniture, rugs, towels, and bed linens are also mentioned as popular options for incorporating this pattern. The article encourages creativity in pairing checkerboard with other prints and experimenting with different color palettes to suit various design styles and preferences.

SEPTEMBER PHILLY HAPPENINGS



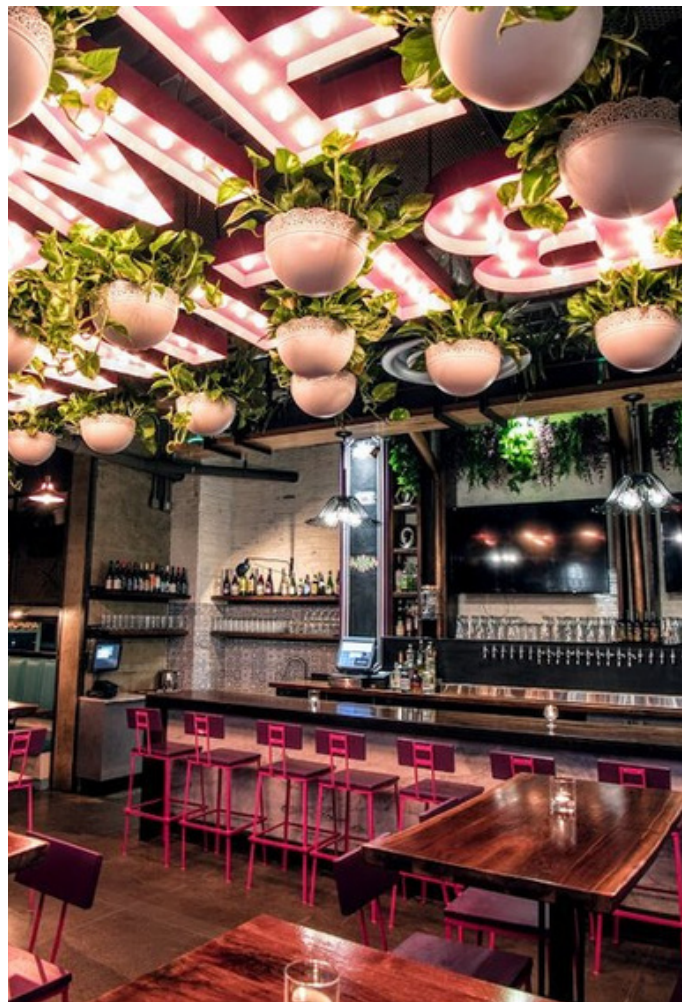
NAVY YARD NIGHT MARKET: FOOD, FUN, AND FESTIVITIES

Taking place on **September 7th, 4PM-8PM** the Night Market at the Navy Yard promises to be an unforgettable evening filled with culinary delights and a fantastic atmosphere. This event showcases a diverse array of food trucks, offering delectable eats to satisfy all tastes. As you savor these culinary delights, immerse yourself in the ambiance of the festival, complete with live music from The Cheddar Boys. The Night Market Festival isn't just about the food and music though. It's a family-friendly affair with fun for all ages. Kids can have a blast with yard games, bounce houses, and face painting, ensuring they have as much fun as the adults. What's even better is that attending this event is absolutely free.

CENTER CITY DISTRICT RESTAURANT WEEK

Center City District (CCD) Restaurant Week is back from **September 10th to September 23rd** featuring over 110 participating restaurants offering three-course, prix-fixe dinner menus starting at \$45 per person, with a new premium option at \$60. Additionally, two-course lunch menus will be available for \$20 at select locations. Diners can choose to enjoy their meals indoors or outdoors, and some restaurants will offer takeout. Plus, there will be special cocktails featuring Beam Suntory spirits available for purchase.

Some popular restaurants on this year's list include a.Kitchen, Bleu Sushi, Blume Food & Cocktail, El Vez, Entree BYOB, The Moshulu, and Veda just to name a few!



NEW TO MARKET

221 PINE STREET

5 bed | 5 bath | Society Hill

Welcome to 221 Pine, a remarkable 277-year-old historic townhouse in Philadelphia's sought-after Society Hill neighborhood. Completely renovated in 2016, this property seamlessly combines historic charm with modern amenities, offering five bedrooms, five bathrooms, three fireplaces, and a private fenced yard.

Notably, it includes a versatile in-law suite with separate utilities, a beautifully finished basement, a spacious deck with city views, and a prime location just steps from Penn's Landing and Independence Hall. This property represents the perfect blend of old-world ambiance and contemporary luxury in a prime Philadelphia location.



\$1,150,000

PROPERTIES AVAILABLE

\$929,000



1716 SPRUCE ST #7

1 bd | 1 ba | Rittenhouse Sq

This boutique luxury condo building features classic style with modern luxuries. The exterior has been carefully restored, and inside the unit you'll find original fireplaces, ornate tile work and firewalls intact. Not to mention GE profile appliances, and a state of art security system!

\$600,000



2459 GAUL ST

3 bd | 2.5 ba | Fishtown

This meticulously crafted residence features high ceilings and a modern kitchen. The primary bedroom on the third level boasts a luxurious en-suite bathroom, while a rooftop deck offers stunning city views, and a finished basement provides versatile living space.

\$230,000



2232 GREEN ST #G

1 bd | 1 ba | Art Museum Area

Experience condo living at its finest with a private entrance, hardwood floors, a spacious living and dining area, stainless steel appliances, and a bedroom with ample closet space and in-unit laundry! Located in the desirable Art Museum area with easy access to Boat House Row.

TEAM HIGHLIGHTS



McCann Team Beach Bash: Sand, Sun, and Smiles Galore!

On August 19th, the McCann team came together for an unforgettable beach day in beautiful Brigantine, NJ. The sun was shining, the waves were inviting, and the laughter was contagious. We played cornhole, bodysurfed in the ocean, and enjoyed delicious beachside treats. It's a rare occasion for us to clock out and enjoy uninterrupted fun at the beach, but we make sure the team does so at least once a summer! It was a perfect day of team bonding, relaxation, and making lasting memories!



Meet Natalie from Missouri: Our New Digital Marketing Maverick

We're thrilled to introduce our talented new team member, **Natalie Bartels** as the team's Digital Marketing Specialist! Natalie is a graduate of Truman State University, where she earned her Bachelor's in Fine Arts with a focus on graphic design and communications in 2021. Her passion for creative expression and effective communication lead her to continuously seek innovative ways to elevate our marketing strategies.

When she's not working, you can find Natalie exploring the city and immersing herself in the vibrant culture of her new home. We're delighted to have Natalie on board!