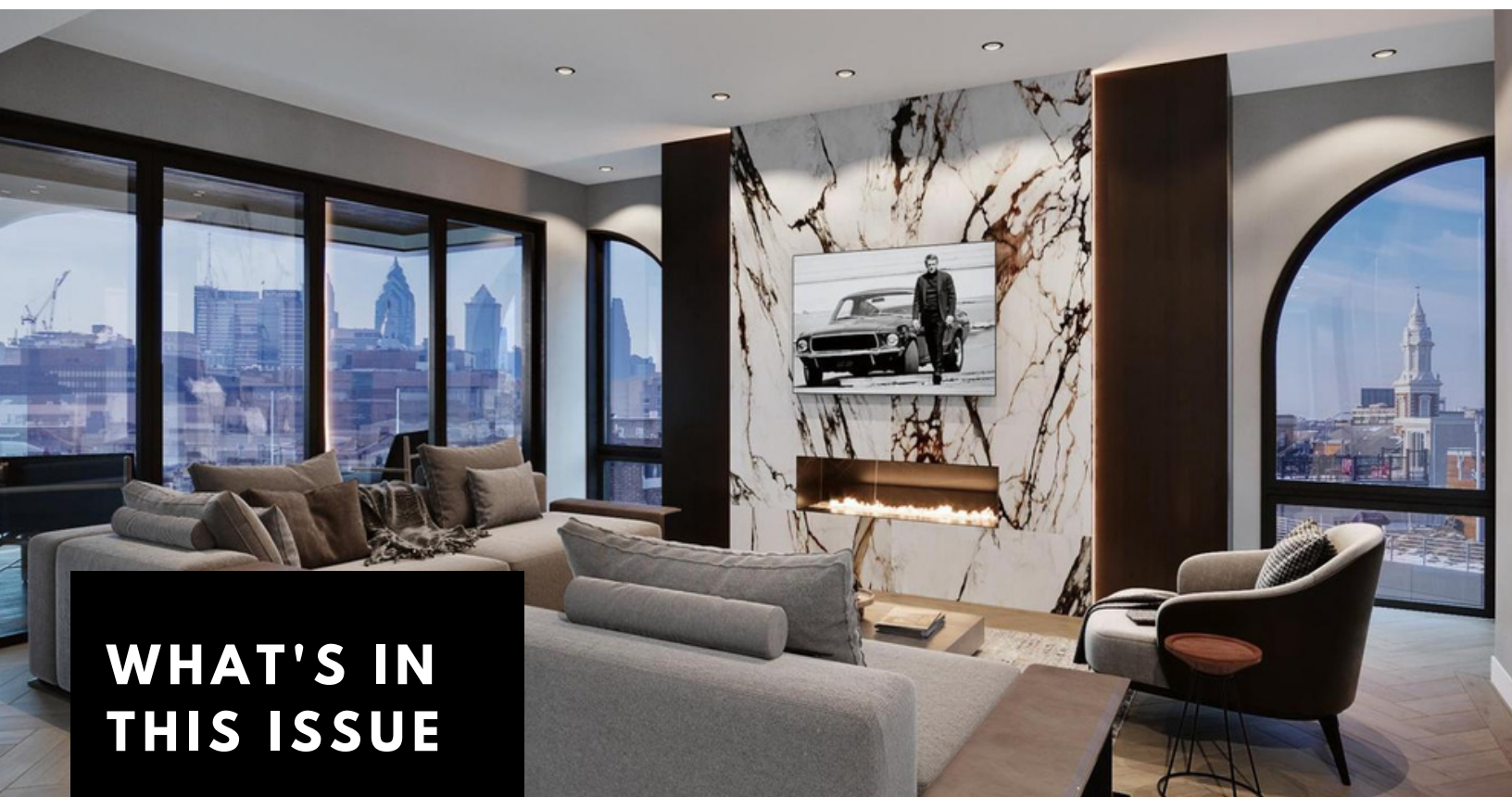


THE McCANN REAL ESTATE RUNDOWN

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



WHAT'S IN THIS ISSUE

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Won't Want to
Miss
This November

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THE MARKET SCOOP FROM

Mike McCann "The Real Estate Man"

During October, interest rates climbed to the upper 700s and low 800s. However, it's essential to recognize that this is still an opportune time to make a purchase. With a smaller number of buyers in the market, seizing this moment is a wise choice. Remember, successful individuals do what others CAN'T or WONT do. By buying during a period of lower demand, you position yourself for future advantages, as when interest rates eventually decrease, the market is likely to become highly competitive once more. As a homeowner, you will then have the option to refinance. For those considering selling, it's strongly advisable to enter the market promptly, as there is currently an exceptionally low inventory, and homes continue to sell swiftly. So, the question becomes...why delay?

ALL THINGS LIFESTYLE + REAL ESTATE

NOW TRENDING: COPPER BACKSPLASHES

The article discusses copper backsplashes and their increased popularity in kitchens, as they offer a warm and versatile alternative to stainless steel. Homeowners are drawn to copper's ability to adapt to various kitchen styles, from traditional to contemporary, and its natural aging process that develops a rich patina over time. Apart from its aesthetics, copper boasts natural antimicrobial properties and durability, making it practical and long-lasting. For traditional kitchens, textured copper backsplashes add depth and character, while in modern kitchens, polished or brushed copper surfaces can create striking contrasts against minimalist designs. Additionally, the reflective quality of polished copper enhances the lighting in the space.



PHOTO: COURTESY OF JOHN BESSLER

LET'S TALK LAUNDRY ROOM FLOORING: WHAT WORKS AND WHAT DOESN'T

This article dives into the best types of laundry room flooring as well as three that should be avoided at all costs. The top choices are vinyl, ceramic or porcelain tile, and rubber flooring, as they can endure the heat and moisture typical in this space. Sheet vinyl is cost-effective, waterproof, and comes in various styles. Luxury vinyl tile offers a high-end look and extra comfort. Ceramic and porcelain tiles are durable, water-resistant, easy to clean, and come in diverse styles. Rubber flooring is unique, affordable, and easy to maintain.



PHOTO: COURTESY OF DAVID LAND

On the other hand, carpet and cork are not recommended due to their absorbency, and potential to cause mold and odors. Wood flooring, including hardwood and laminate, isn't suitable because they can swell and warp when exposed to moisture and heat. Mosaic and marble flooring, while beautiful, can lead to appliance wobbling and staining issues, making them less than ideal choices!

NOVEMBER PHILLY HAPPENINGS



DISCOVER UNIQUE TREASURES AT HISTORIC ELFRETH'S ALLEY

If you're in the mood for supporting local businesses during the holiday season, don't miss Markers Market **November 4th**. This relatively recent annual tradition takes place on the historic Elfreth's Alley, which happens to be the oldest continuously inhabited residential street in the country. At the third annual holiday market, you'll discover a variety of artists, crafters, creators, and vintage vendors hailing from the region, all coming together to set up shop along Philadelphia's most iconic street. They bring with them a fantastic array of goods, including artwork, plants, candles, jewelry, home essentials, and more, all beautifully displayed among the charming cobblestones and historic brick surroundings.

LIGHT UP THE NIGHT AT PHILADELPHIA ZOO'S LUMINATURE

Experience the captivating LumiNature event as it magically transforms the Philadelphia Zoo into a multimedia wonderland, featuring 16 illuminated zones adorned with a million sparkling lights. New additions include the enchanting Shimmer River and LumiNature Lane. As the animals slumber, human visitors can journey beneath a radiant canopy of lights on the SEPTA PZ Express train, embark on a thrilling scavenger hunt, or traverse a 100-foot long illuminated jungle tunnel.



For the perfect Instagram-worthy moment, be sure to pose in front of the 22-foot tall butterfly tree, the towering 40-foot penguin, or the dazzling new waterfall of lights. Enhance your evening with delectable seasonal cuisine, live entertainment, hot chocolate, and adult beverages. Starting **November 17th** through **December 31st**, you won't want to miss your chance to experience this event for yourself!

NEW TO MARKET



\$725,000

737 BRADFORD ALLEY

2 bed | 3 bath | Washington Sq West

This beautifully renovated 2-bedroom, 3-bathroom home in Philadelphia's sought-after Washington Sq West neighborhood features luxury finishes, a finished basement, and a spacious wraparound yard - a rarity in the city. The main level boasts hardwood floors and ample natural light, with a stylish galley-style kitchen equipped with high-end appliances and a lovely dining area that opens to a secluded rear patio. The finished basement offers additional living space and a full bathroom. On the second level, you will find a bright bedroom with a modern bathroom, while the top floor is dedicated to the primary suite, featuring a spacious bedroom with ample closet space and a luxurious double vanity bathroom.

PROPERTIES AVAILABLE

\$565,000



1110 LEOPARD ST

3 bd | 2 ba | No Lib

This 2,000 sq ft, three-story townhome with a one-car garage is move-in ready. It features an open-concept entertainment space with hardwood floors, a modern kitchen, and a fenced-in patio. The fully finished basement offers bonus living space and storage as well.

\$759,900



2200 CHRISTIAN ST

3 bd | 3 ba | Grad hospital

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. The finished basement provides additional, versatile living space.

\$209,000



2330 W SEYBERT ST

3 bd | 2 ba | Brewerytown

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



The McCann Team Unites for Hope and Runs for a Cause

On October 7th, members of the McCann Team came together for a charity 5K, called the Pink Elephant, that benefits people battling addiction as well as provides community support to the caregivers who selflessly opened their homes to those children left behind. Our very own realtors **Ben Hooson-Jones** and **Alexis McBride**, as well as two members of our admin staff, **Maris Hooson-Jones** and **Karen McCormick** participated in this amazing community event and found it to be a truly rewarding experience.



Wedding Bells Ring for Lauren and Casey

We are thrilled to announce that **Lauren Mendelsohn** and her longtime boyfriend Casey Saverino have officially tied the knot! The celebration took place at Flowertown Country Club on September 29th, but their love story goes back almost 24 years when they first met in elementary school! The couple's journey to the altar culminated with a heartfelt proposal in Headhouse Square last May. The couple marked the start of their married life with a dream honeymoon, exploring the breathtaking landscapes of Rome and the Amalfi Coast. Congrats to the newlyweds, we wish you both a lifetime of love and happiness!