

# 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

All Things Real  
Estate +  
Lifestyle

Philly  
Happenings You  
Won't Want to  
Miss

This March

Featured Listing

Spotlight  
Properties

Team Highlights

## THE MARKET SCOOP FROM

Mike McCann "The Real Estate Man"

Spring has sprung and we couldn't be more thrilled for the real estate market ahead! With interest rates on the decline and a surge in demand, we're in need of more inventory—meaning, more homes to bring to eager buyers!

2024 promises to be a stellar year for housing, and we've already witnessed a strong start. Each week, we're seeing a rise in demand, marked by an impressive 15% uptick in home sales. As demand continues to rise and market conditions remain favorable, there's no better time for both buyers and sellers to seize the opportunities that await!

# ALL THINGS LIFESTYLE + REAL ESTATE

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## **BLOB MIRRORS: UNLEASHING PLAYFUL VIBES IN 2024 HOME DESIGN**

The article discusses crucial home maintenance tasks that first-time buyers should complete after moving into their homes to ensure safety and comfort. Among these tasks is to change the locks promptly, offering a sense of security. A deep clean, including air vents, is advised as well to remove any residual dust. Early consideration of pest control services is also suggested to prevent infestations. Addressing the home inspection report is emphasized, focusing on smoke alarms, roof condition, water heater age, and window integrity. Lastly, reviewing the home warranty's details is highlighted as a money-saving measure, providing clarity on coverage for HVAC systems, appliances, and major issues like leaks. These essential steps, lay the groundwork for a well-maintained home for new residents.



PHOTO:  
READ MCKENDREE PHOTOGRAPHY

## **MASTER THE ART OF PATTERN MIXING: EXPERT TIPS FOR VIBRANT INTERIORS**

According to the article, interior designers have started to advocate for the art of mixing patterns to create dynamic and layered spaces, moving away from the era of matchy-matchy decor. The article emphasizes the need for balance to avoid visual clutter. Patterns, spanning from florals to animal prints, can be integrated through bedding, rugs, and window treatments, adding color and personality to a room.

Establishing a common theme to guide pattern choices and using a standout "hero" pattern as the focal point is one option. The author suggests pairing this hero pattern with supporting prints, ensuring a harmonious blend through subtle contrasts in scale and intensity. Limiting the color palette to three hues helps maintain visual harmony, with the addition of solid colors to balance busier patterns. Seeking inspiration from nature, fashion, or artwork, is encouraged to create a playful and experimental approach to mixing patterns, embracing unexpected color combinations for a vibrant and personalized space.

# MARCH PHILLY HAPPENINGS

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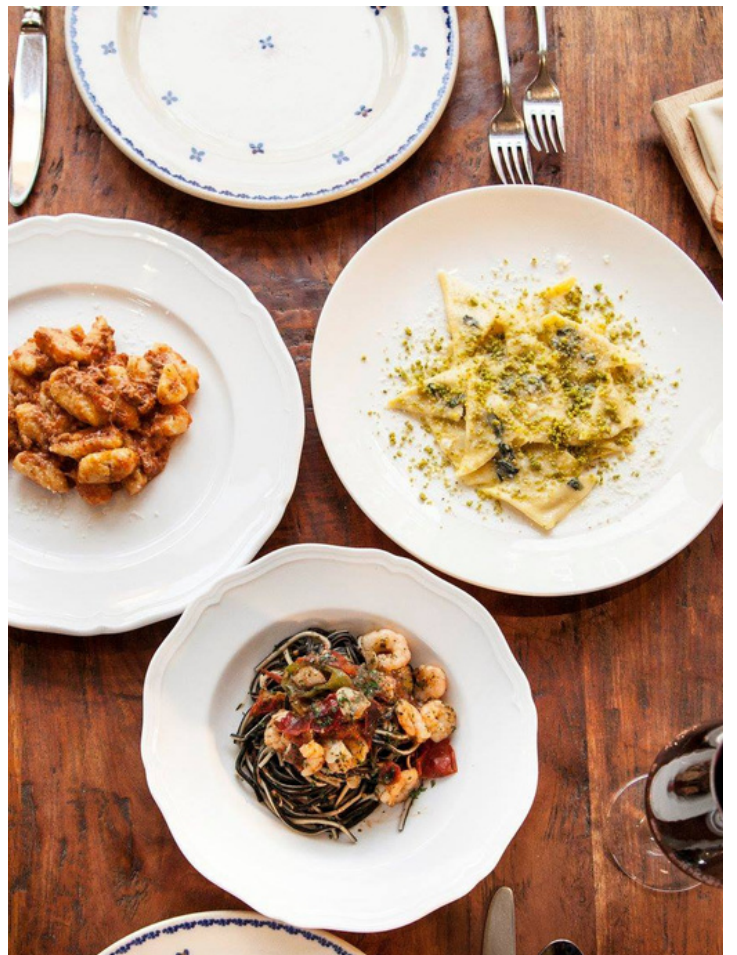


## **DISCOVER FLORAL MAGIC: PHS PHILADELPHIA FLOWER SHOW 2024**

Get ready to immerse yourself in a world of floral wonder at the renowned Pennsylvania Horticultural Society (PHS) Philadelphia Flower Show! Since 1829, this event has been a highlight in the city, drawing crowds with its captivating displays and expertly crafted gardens. From **March 2nd** to the **10th**, attendees will celebrate the 2024 theme "United by Flowers," bringing together the love for gardening, the beauty of plants, and the vibrant community spirit. Explore stunning exhibits, enjoy live performances, attend informative talks, and indulge in delicious food options—all included with admission! Don't miss this opportunity to experience the oldest and largest indoor horticultural event in the world right here in Philadelphia!

## **EXPLORE FLAVORFUL DELIGHTS AT RESTAURANT WEEK**

Get ready to indulge in culinary delights as East Passyunk Avenue brings back its highly anticipated Restaurant Week from **February 26th** to **March 8th**! Enjoy special three-course fixed menus at fantastic prices (\$20, \$30, \$40, or \$55 per person) at over two dozen participating restaurants. From the Asian-Jewish fusion of Bing Bing Dim Sum to the hip flavors of P'unk Burger and the inspired dishes at Le Virtù, there's something to satisfy every palate during this scrumptious annual celebration!



# NEW TO MARKET



**\$850,000**

## 1634 S 2ND STREET

**4 bd | 4 ba | Pennsport**

One of four newly crafted luxury townhomes, 1634 S 2nd St boasts a 2-car garage, finished basement, and a roof deck. This 2,400+ sqft residence, meticulously crafted by a top developer, features a sunlit foyer and a 2-car garage that is accessible from the rear entry. The main level boasts hardwood floors, an all-white chef's kitchen with high-end Bosch appliances, custom cabinetry, and a spacious island. The third level unveils a luxurious primary suite at the rear, featuring a terrace, walk-in closet, and spa-like bathroom with a double vanity. The finished basement offers additional living space, ideal for a gym or media room. Crowned with an expansive roof deck offering breathtaking skyline views!

## PROPERTIES AVAILABLE

**\$730,000**



2611 CHRISTIAN ST

**3 bd | 3 ba | Grad Hospital**

This renovated home offers a finished basement, modern amenities and an open layout. With a built-in fireplace and spacious kitchen with granite countertops, it's an ideal space for entertaining. Not to mention, a wet bar, and spacious deck to top off it!

**\$749,999**

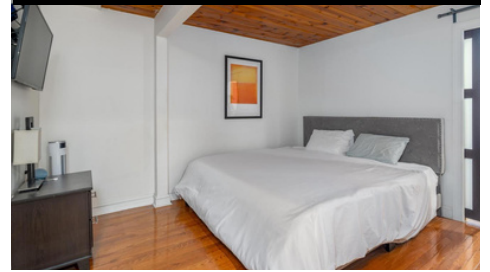


331 FOUNTAIN ST

**4 bd | 4 ba | Manayunk**

Introducing a collection of new construction residences in the heart of Roxborough/Manayunk. These exquisite homes boast unique character, floor-to-ceiling windows, and top-notch finishes. From private outdoor spaces and dedicated parking to a serene roof deck with tree-top views!

**\$289,900**



1010 RACE ST #PH-H

**2 bd | 1 ba | Center City**

This exquisite penthouse in Chinatown offers sophisticated condo living on the top floor of the Ten Ten Building. With a sun-drenched bi-level layout, hardwood flooring, a well-appointed kitchen and panoramic views, it seamlessly blends efficiency and elegance.

# TEAM HIGHLIGHT



## **KW Family Reunion Highlights: Vegas Adventures & Insights**

The team recently attended KW Family Reunion in Las Vegas and wasted no time diving into the exhibit hall, chatting with vendors, and soaking up the conference buzz. The first day kicked off with a sprint to secure prime seats for Tony Robbins, followed by deep dives into sessions on Operational Profit Powerhouse and Empowering Admins for Growth. After a bit of exploration, the team gathered for insights from Gary and the KW CEO Mark Willis. The day wrapped up with a team dinner at Border Grill, complete with a stunning view of Mandalay Bay. The next day included sessions ranging from Forged in Fire: Overcoming Challenging Markets to Inclusive Leadership. Concluding the trip the team had a round table discussion to share their biggest takeaways before bidding farewell to Vegas. It was truly an insightful trip, and everyone is already looking forward to next year!



There Will  
**ALWAYS** Be  
An Excuse  
Not To Do It.