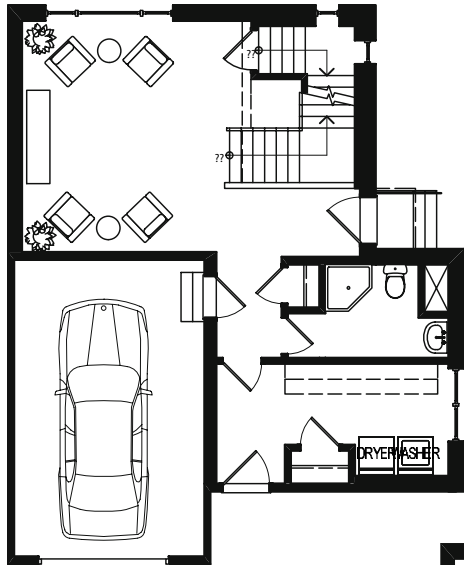
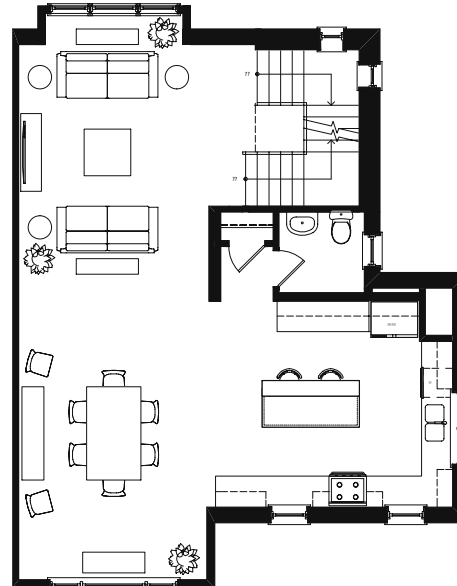


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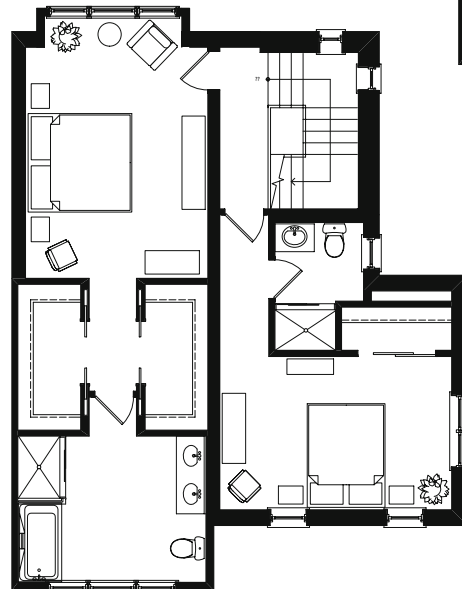
THE FLATS AT GIRARD POINTE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LOT ONE

- Up to 3,300 SF of Living Space
- 3-4 Bedrooms including Master Suite with Walk-in Closets
- 3.5 Bathrooms including Large Master Bathroom
- 34 Windows for Superb Natural Light
- 250 SF Rear Yard

THE FLATS AT GIRARD POINTE

**1221-1233 North 3rd Street
Philadelphia, PA 19122**

SALES OFFICE:

Star Real Estate Group
Rich Astrella

The Bourse Building, Suite 100
111 S. Independence Mall East
Philadelphia, PA 19106

W: 215.923.7300

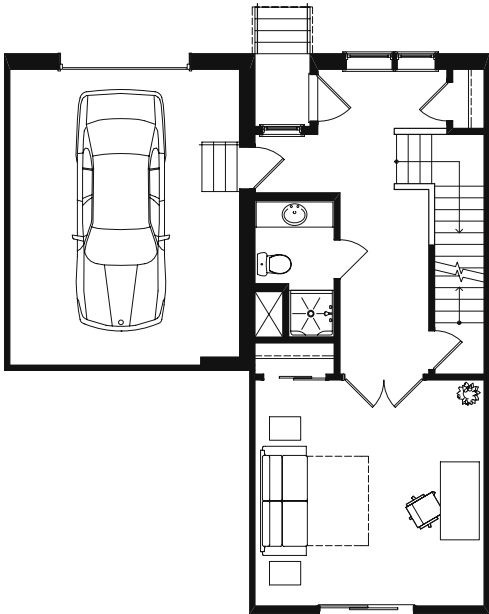
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GirardPointe@gmail.com

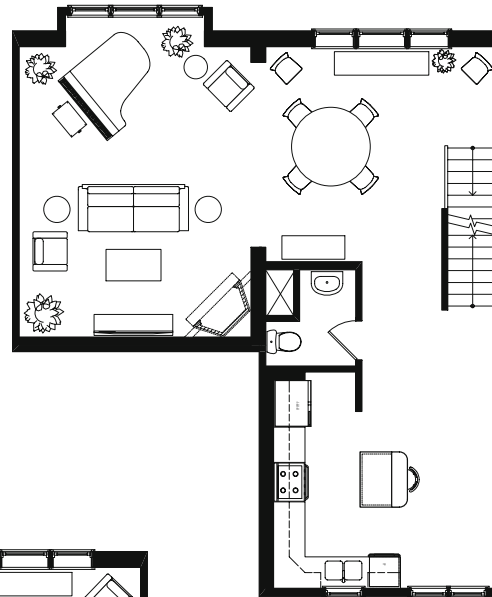
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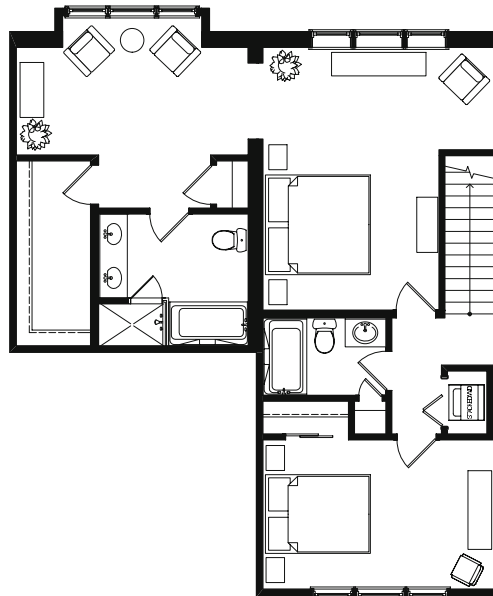
THE FLATS AT GIRARD POINTE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LOT TWO

- Up to 3,300 SF of Living Space
- 3 Bedrooms including Master Suite with Walk-in Closets
- 3 Bathrooms including Large Master Bathroom
- 23 Windows for Superb Natural Light
- 300 SF Rear Yard

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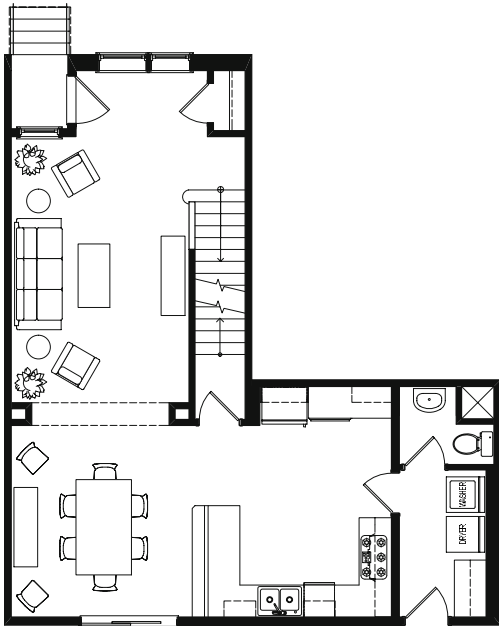
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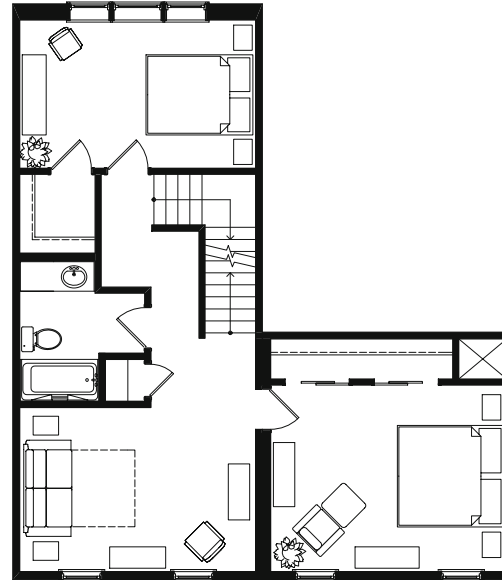
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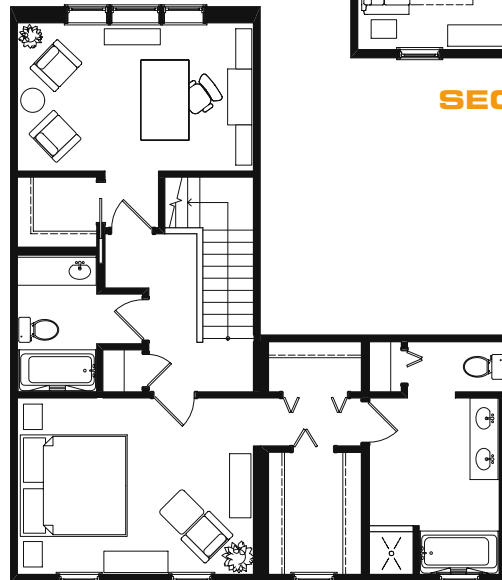
THE FLATS AT GIRARD POINTE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LOT THREE

- Up to 3,500 SF of Living Space
- 4-5 Bedrooms including Master Suite with Walk-in Closets
- 3.5 Bathrooms including Large Master Bathroom
- Includes Off Street Grass Paver Parking Pad
- 400 SF Rear Yard, not including Parking Pad

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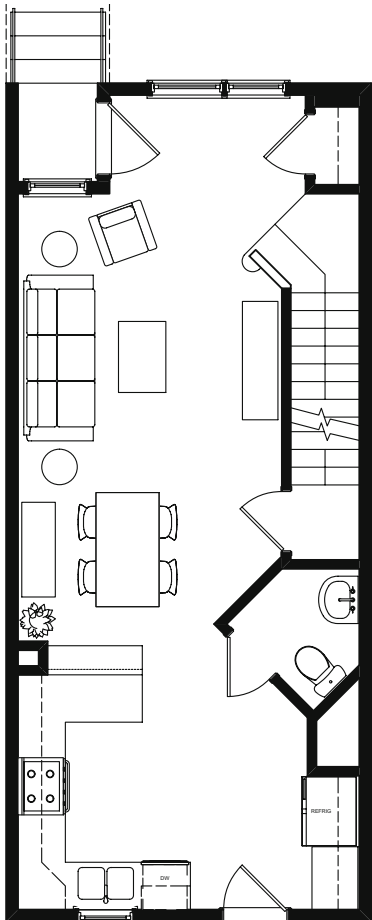
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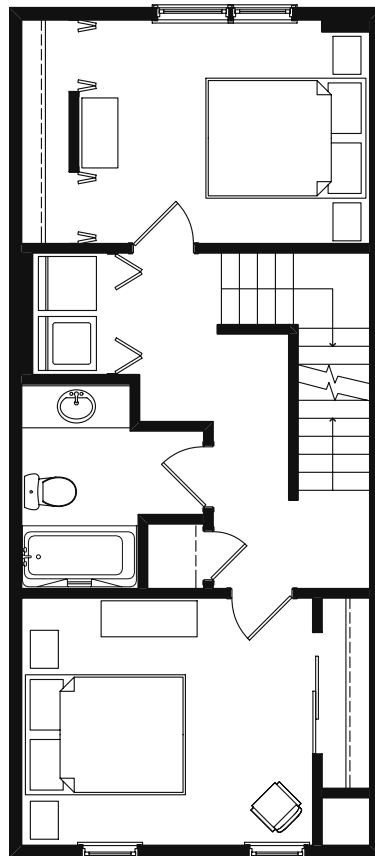
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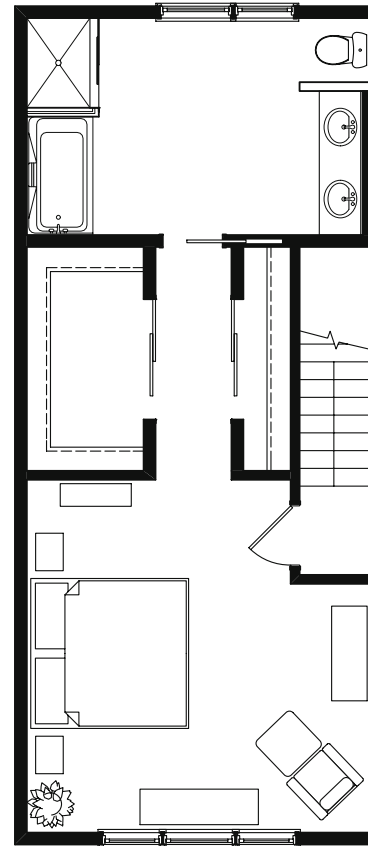
THE FLATS AT GIRARD POINTE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LOT FOUR

- Up to 2300 SF of Living Space
- 3 Bedrooms and 2.5 Bathrooms including Full Floor Master Suite and Master Bathroom
- 600 SF Rear Yard
- Street Access to Third St. and Germantown Ave.
- Front Vestibule with Artistic Entrance Canopy
- Optional Balcony off of 2nd Floor

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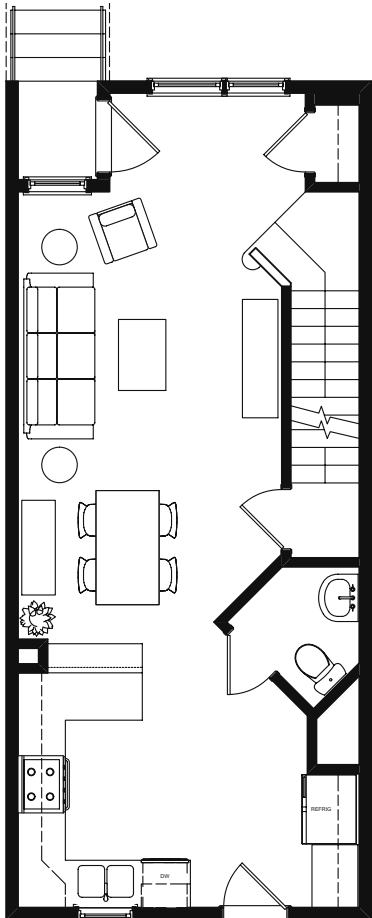
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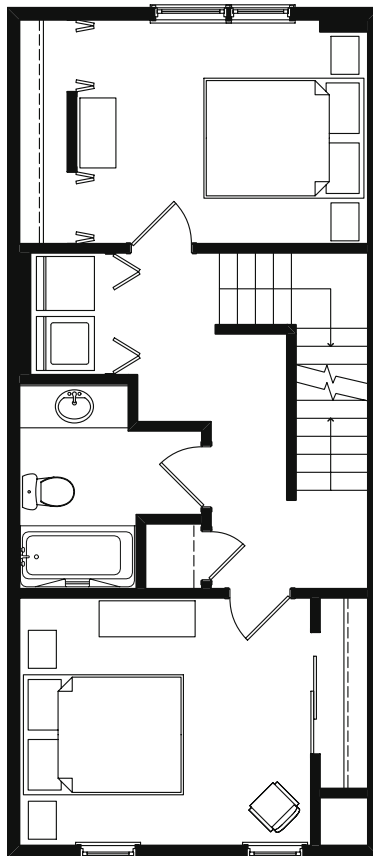
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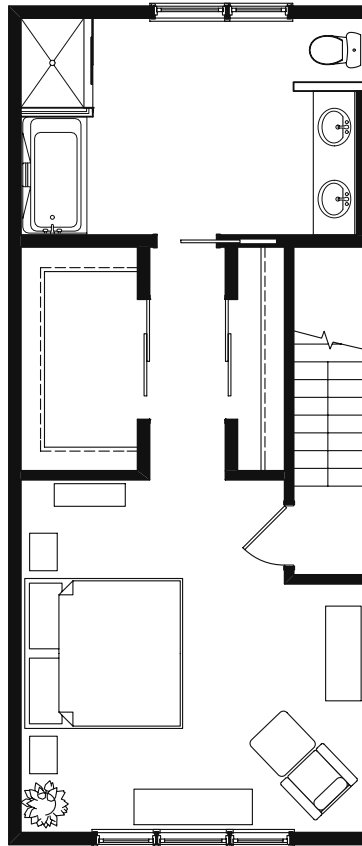
THE FLATS AT GIRARD POINTE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LOT FIVE

- Up to 2,300 SF of Living Space
- 3 Bedrooms and 2.5 Bathrooms including Full Floor Master Suite and Master Bathroom
- 600 SF Rear Yard
- Street Access to Third St. and Germantown Ave.
- Front Vestibule with Artistic Entrance Canopy
- Optional Balcony off of 2nd Floor

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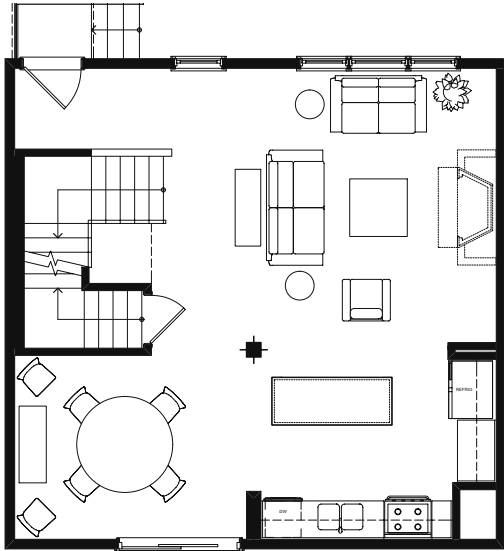
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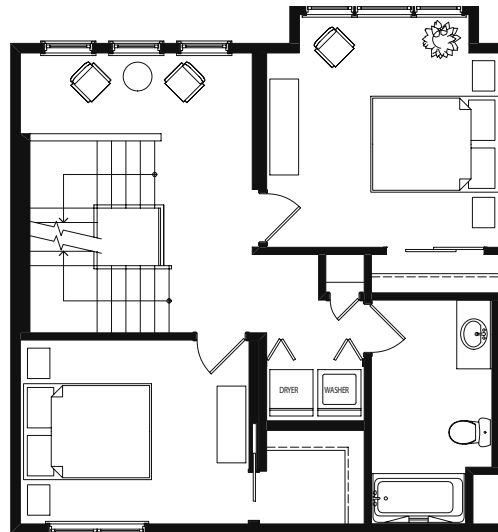
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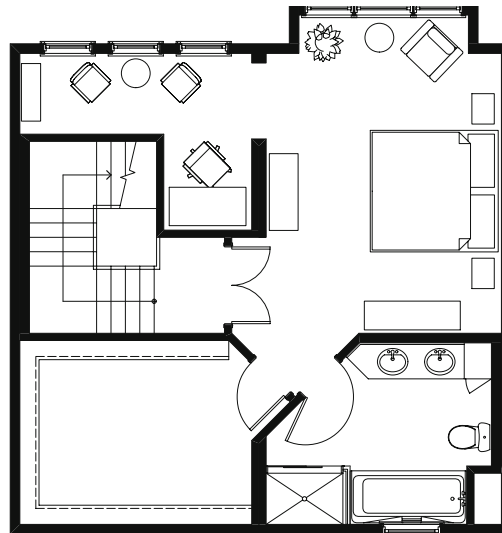
THE FLATS AT GIRARD POINTE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LOT SIX

- Up to 2500 Square Feet of Living Space
- 3 Bedrooms and 2 Bathrooms including Full Floor Master Suite and Master Bathroom
- Steel Reinforced Open Basement
- 400 Square Foot Rear Yard
- Optional Balcony off of 2nd Floor

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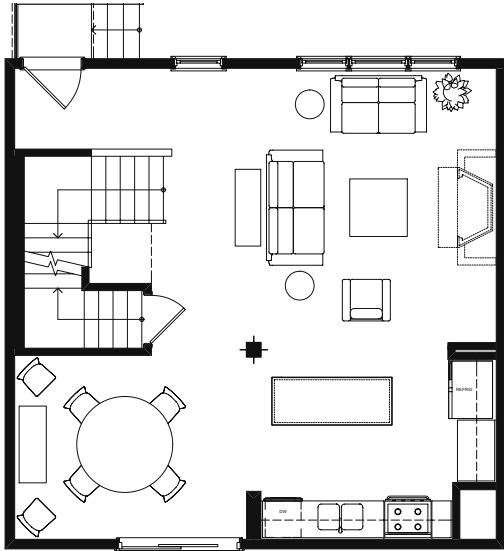
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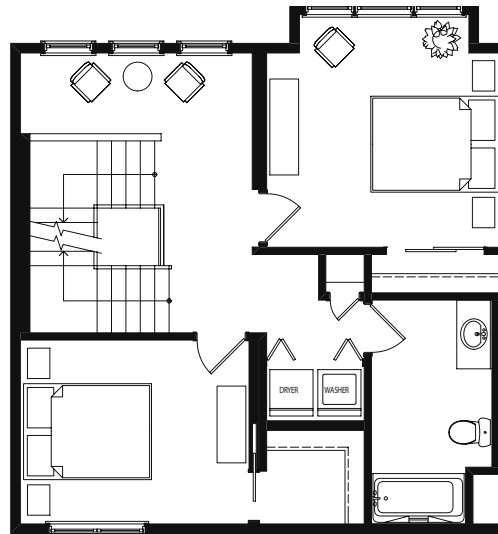
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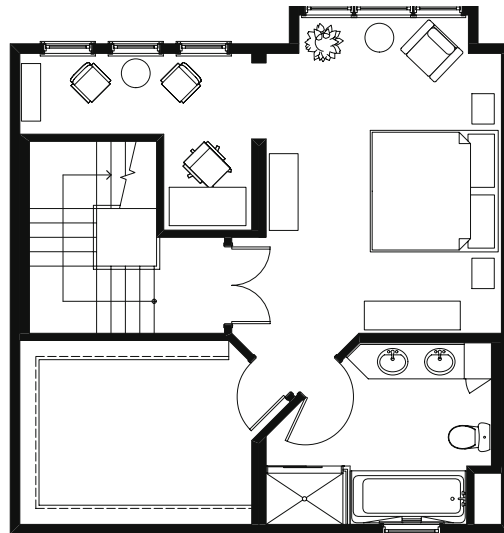
THE FLATS AT GIRARD POINTE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LOT SEVEN

- Up to 2,500 Square Feet of Living Space
- 3 Bedrooms and 2 Bathrooms including Full Floor Master Suite and Master Bathroom
- Steel Reinforced Open Basement
- 400 Square Foot Rear Yard
- Optional Balcony off of 2nd Floor

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