

1453 POINT BREEZE AVE, OFFICE, PHILADELPHIA PA

BEN FRANKLIN

RESIDENCES



1,950-2,300 FT² • 3-4 BEDROOMS • 3 BATHROOMS

STARTING AT \$399,900

BEN FRANKLIN RESIDENCES

1453 Point Breeze Ave
Philadelphia PA 19146

THE DEVELOPMENT

Ben Franklin Residences specializes in bringing high end new construction homes to Philadelphia. Each home comes with roof decks with panoramic city views, 3-4 bedrooms and 3 bathrooms, a 10 year tax abatement and is backed by a 1-year warranty, serviced by the builder themselves. Each home features a modern open floorplan, extremely high ceiling, galley style kitchens, centrally located laundry rooms on the 2nd floor, wet-bars on the third floor, full finished basements to be used as rec rooms, office space or an extra bedroom, private rear patio's and roof decks with exceptional views, and spacious bedrooms and bathrooms for you and your guests. When buying a Ben Franklin Residence, you can rest assured you are buying a quality home, which will pay dividends in low maintenance, and low utility bills. Every new homeowner gets a personal walkthrough of their home with the founder, Clifford Lasky. The walkthrough covers basic maintenance tips, instruction on how to use the smart systems and appliances throughout the home and the opportunity for you to ask questions about anything in your new home. Get in touch, you'll be glad you did.



Rendering of a Typical Build

THE RESIDENCES

Each home features parking, expansive entry's with 10-12 foot ceilings, generous master suites, fiberglass roof-decks and world class 360 degree views of the Philadelphia City skyline. Head up the front steps into the expansive open living room with high ceilings and open floor concept that then leads you into the dining and kitchen area. The dining area flows into the gourmet chef designed kitchen. The kitchen features quartz or marble countertops, options for a drop down range hood, and farmhouse sink and stainless-steel appliances. Upstairs you will find two large bedrooms with generous closet space and a full bathroom with vanity and storage. This floor is also equipped with a laundry room for a gas washer & dryer. Continue to the top floor and enter the master bedroom suite with breathtaking views. Continue down the hallway from the bedroom to the huge double wide closets meticulously designed to maximize efficiency and privacy. The master bath features designer tile packages, double European style double vanity, freestanding soaking tub (most homes), glass enclosed shower room and 3 shower heads! Before you exit up to the roof deck, there is a wet bar and sink conveniently located to entertain your guests. The roof deck is completed with a durable fiberglass coating, and spectacular panoramic city views perfect for entertaining!



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GREEN & SMART HOME FEATURES

BFR Townhomes blend green features with smart home technology. The homes include Energy Star Rated highly reflective fiberglass roof decks, NEST thermostats, RING Doorbells, In-Ceiling speakers via Bluetooth, USB outlets, dimmer switches, LED lighting, bath fans on timers, high-efficiency heating and cooling systems, insulated exteriors, and Energy Star appliances. In addition to reducing energy use, these features improve the indoor comfort and livability of the townhomes.



FEATURES

- 3-4 Bedrooms
- 3 Bathrooms
- 2nd Floor Laundry
- Open Floor Plan
- Gourmet Chef's Kitchen
- Spacious Closets and Storage
- Fiberglass Roof Deck
- 10 Year Tax Abatement
- 1 Year Builders Warranty
- Fiberglass Roof
- High Efficiency HVAC
- Bath Fans on Timers
- Living, Dining and Bedrooms on Dimmers

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ABOUT THE AREA

Housing over eight million residents, Philadelphia is the nation's 5th largest city, and functions as the business and technology capital of Pennsylvania. Perfectly situated only 100 miles from New York City and 140 miles from Washington, D.C. — Philadelphia is a short train ride to either city.

Point Breeze is a culturally diverse neighborhood that draws a laid-back crowd of locals and transplants. Once the site of the Point Breeze amusement park, which boasted the largest carousel in America in 1906, Point Breeze is now anchored by coffee shops, casual eateries, and chef-owned gastropubs.

Positioned just south of Graduate Hospital, Point Breeze is easily accessible to Rittenhouse Square, the Schuylkill River Park, the SEPTA Broad Street Line, and many other landmarks in Philadelphia.



Center City views from Point Breeze!

NEIGHBORHOOD FAVORITES

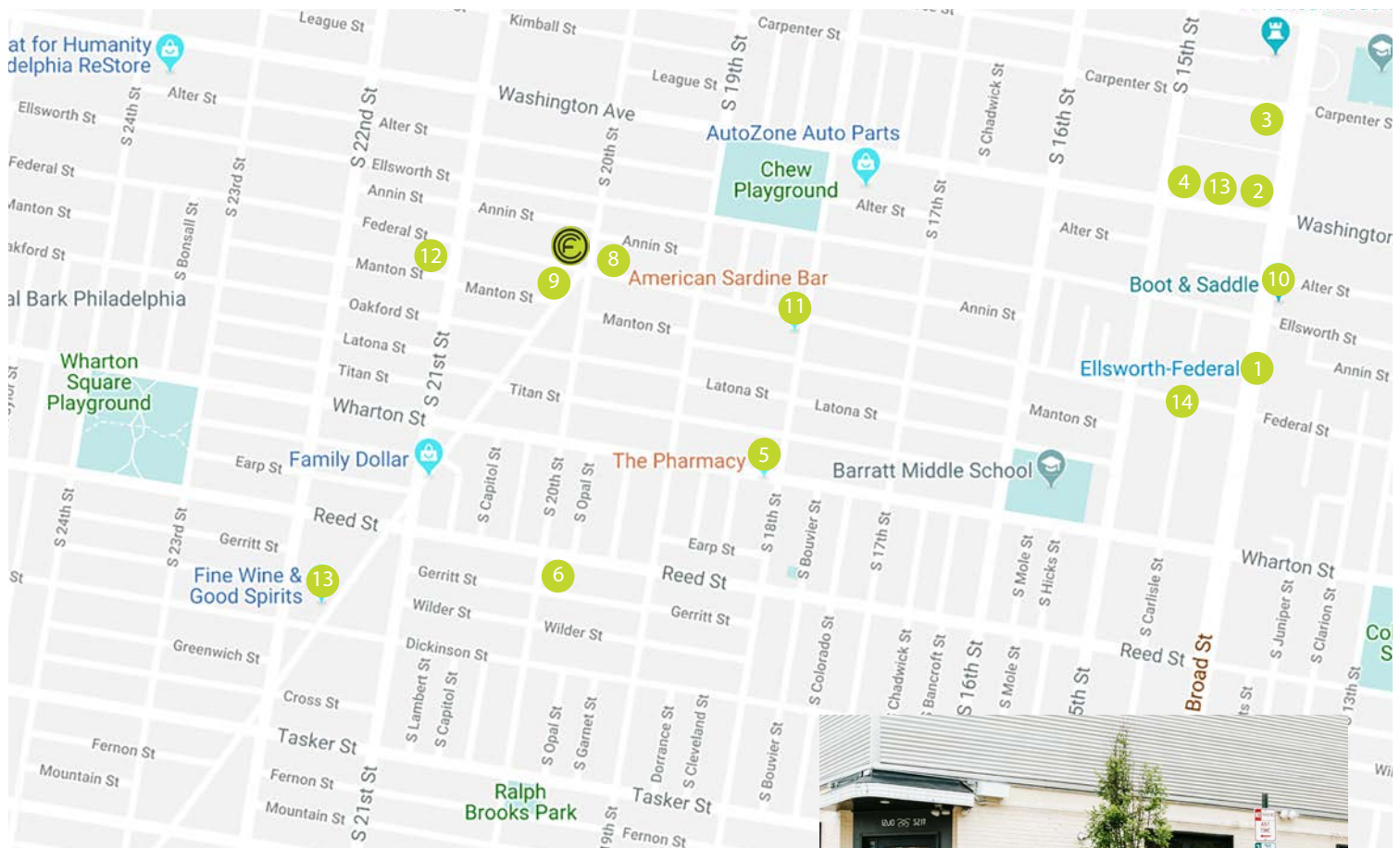
- 1 Septa South Broad Line
- 2 Target 1000 S Broad Street
- 3 Sprouts Farmer's Market 1000 S Broad Street
- 4 Petco 1000 S Broad Street
- 5 The Pharmacy 1300 S 18th Street
- 6 Two Eagles Cafe 1401 S 20th Street
- 7 OCF Coffee Shop 2001 Federal Street
- 8 Tuck Barre & Yoga 1155 S 20th Street
- 9 On Point Bistro 1200 Point Breeze Avenue
- 10 Boot & Saddle 1131 S Broad Street
- 11 American Sardine Bar 1800 Federal Avenue
- 12 Burg's Hideaway Lounge 1200 S 21st Street
- 13 Fine Wine & Good Spirits 1403 Washington Avenue
- 14 Pep Bowl 1200 S Broad Street



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WELCOME TO POINT BREEZE!

The Smith School Townhomes have a Walk Score of 92 out of 100. This location is a walker's paradise so daily errands do not require a car. The townhomes are a short 6 blocks from the Broad Street Line at the Ellsworth Federal Station, **1**, and multiple SEPTA stops. Nearby parks include Wharton Square, Catharine Park, CHEW Playground, Columbus Square, and Marian Anderson Recreation Center.



for details contact:
267.225.5693 • cliff@ocrealty.com

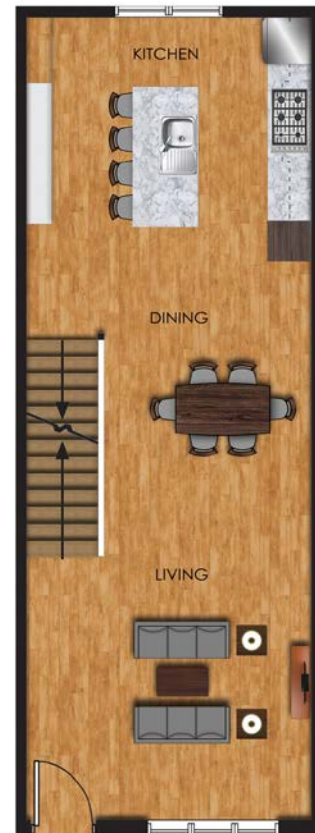
FLOOR PLANS EXTERIOR & INTERIOR

1453 Point Breeze Ave
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FLOOR PLANS



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

*Specifications, details, and finishes are subject to change at seller's discretion.



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FLOOR PLANS



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF DECK FLOOR PLAN

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KITCHEN FINISHES

1453 Point Breeze Ave
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KITCHEN FINISHES

Samsung has been a leader in technology and innovation for decades, and are pushing the envelope in terms of product features. Our team chose Samsung because of their trusted reputation, sleek and contemporary look and reliability.

Samsung French Door Refrigerator
Samsung Over the Range Microwave
Samsung Stormwash Dishwasher with Top Controls
Samsung Gas Cooktop



*Specifications, details, and finishes are subject to change at seller's discretion.



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KITCHEN FINISHES - UPGRADE PACKAGE

Samsung French Door Refrigerator with Bottom Freezer

Samsung Built In Microwave

Samsung Stormwash Dishwasher with Top Controls

Samsung Slide In Range with Hood



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KITCHEN FINISHES

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REFRIGERATOR UPGRADES

SmartHub

SmartHub in Black SS



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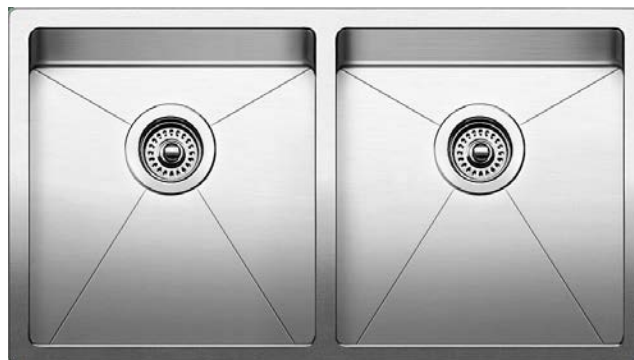
KITCHEN FINISHES - STANDARD



Nickel Handle Pulls



Nickel Faucet



Stainless Steel Sink

KITCHEN FINISHES - UPGRADE



Black Handle Pulls



Black Faucet



Gold Handle Pulls



Gold Faucet



Farmhouse Sink

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KITCHEN FINISHES

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BACKSPLASH TILE | COLOR & FINISHING OPTIONS



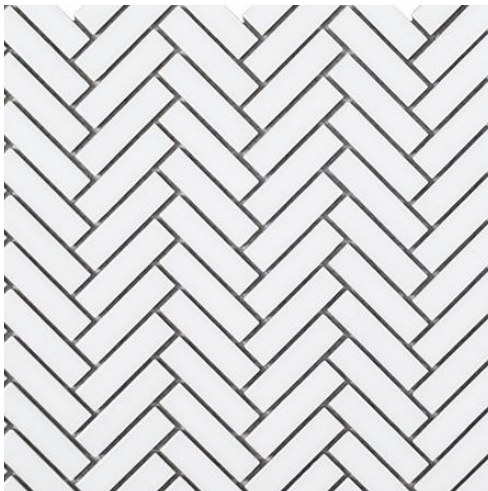
OPTION NO. 1
Ceramic
White Ivy Hill



OPTION NO. 2
Ceramic
Gray Ivy Hill



OPTION NO. 3
Quartz - Upgrade
White Calcatta



OPTION NO. 4
Mosaic - Upgrade
White Jeffrey Court



OPTION NO. 5
Marble - Upgrade
White Cararra

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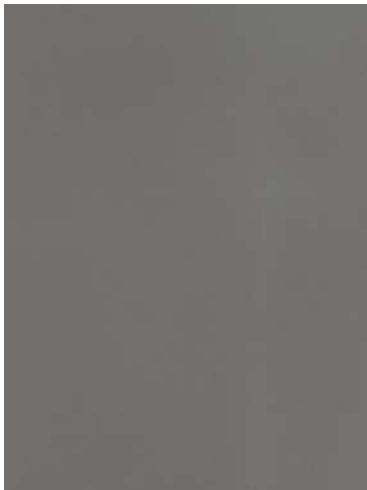


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COUNTERTOPS | COLOR & FINISHING OPTIONS



OPTION NO. 1
Quartz
Arctic White



OPTION NO. 2
Quartz
Mystic Gray



OPTION NO. 3
Marble - Upgrade
White Carrara



OPTION NO. 4
Quartz - Upgrade
White Calcutta

CABINETS | COLOR & FINISHING OPTIONS



OPTION NO. 1
Shaker Style
White



OPTION NO. 2
Shaker Style
Gray

OWNER'S BATHROOM FINISHES

1453 Point Breeze Ave
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Faucet



Delta Wall Head and Trim



3 Port Diverter



Rain Showerhead



Delta Handheld Side Bar



Toilet



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VANITY SELECTIONS | MASTER



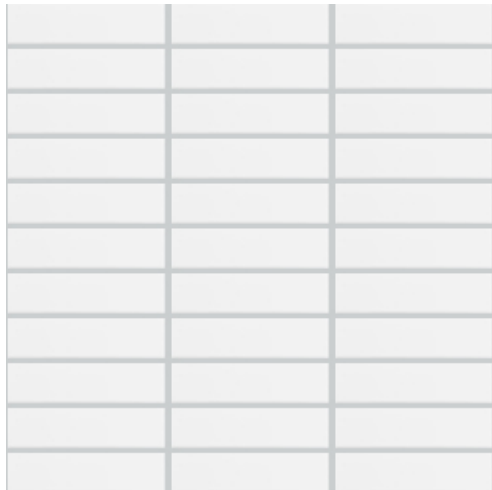
VANITY SELECTIONS | 2ND FLOOR AND BASEMENT



OWNER'S BATHROOM FINISHES

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OWNER'S BATHROOM | STANDARD PACKAGE 1



OPTION NO. 1
Shower Wall
Stacked White



OPTION NO. 1A
Shower Wall
Bevel Brick (White)



OPTION NO. 1
Shower Floor
Basalt Blue Bamboo



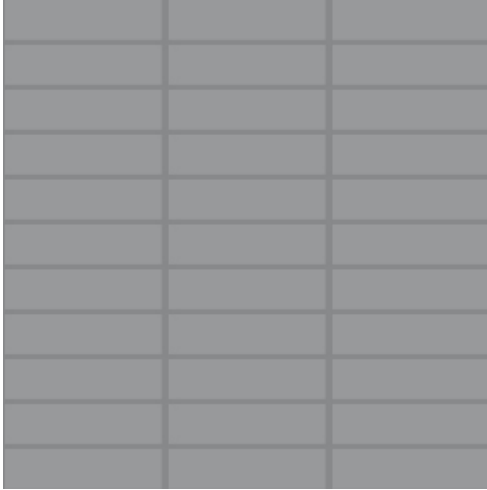
OPTION NO. 1
Bathroom Floor
Antracite



OPTION NO. 1
Grout
Gray



OWNER'S BATHROOM | STANDARD PACKAGE 2



OPTION NO. 2
Shower Wall
Stacked Gray



OPTION NO. 2A
Shower Wall
Bevel Brick (Gray)



OPTION NO. 2
Shower Floor
Basalt Blue Bamboo



OPTION NO. 2
Bathroom Floor
Antracite



OPTION NO. 2
Grout
Charcoal

OWNER'S BATHROOM FINISHES

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OWNER'S BATHROOM | UPGRADE PACKAGE 1 - CARRARA



SHOWER REAR WALL
Carrara Porcelain



SHOWER FLOOR
Carrara Marble



FLOOR / SIDE WALLS
Carrara Porcelain



GROUT
Warm Gray

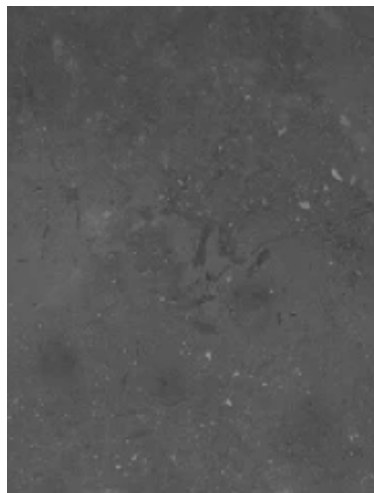


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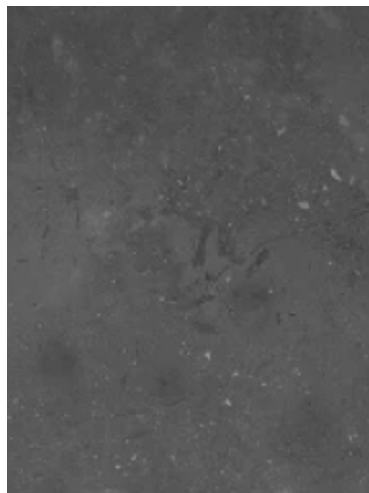
OWNER'S BATHROOM | UPGRADE PACKAGE 2 - ANTHRACITE OMBRE



SHOWER REAR WALL
Anthracite



SHOWER FLOOR
Anthracite



FLOOR / SIDE WALLS
Anthracite

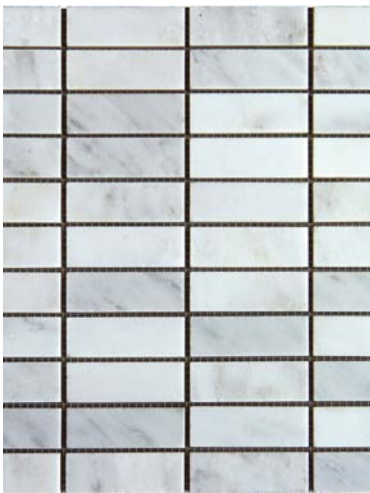


GROUT
Charcoal

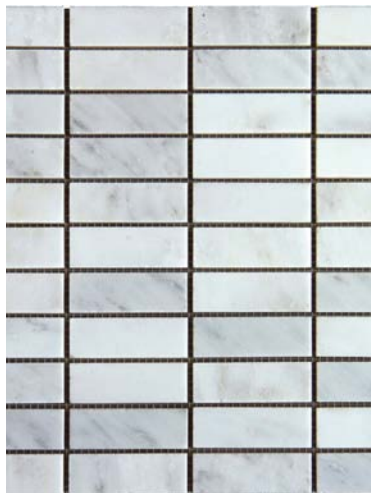
OWNER'S BATHROOM FINISHES

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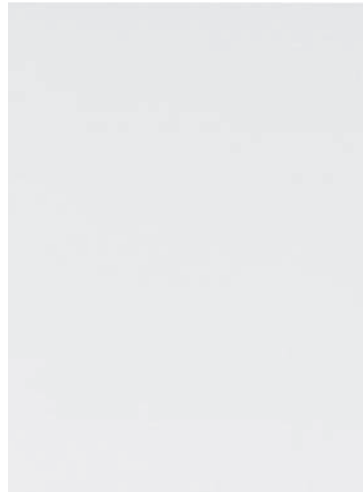
OWNER'S BATHROOM | UPGRADE PACKAGE 3 - MARBLE



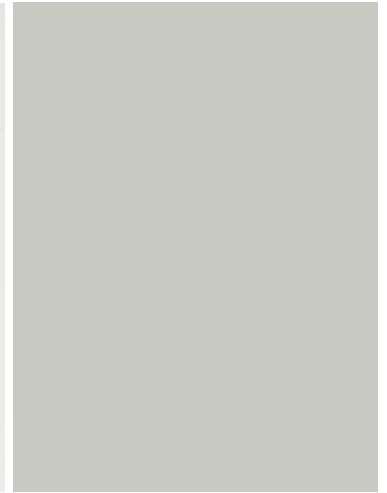
SHOWER REAR WALL
Carrara White



SHOWER FLOOR
Carrara White



FLOOR / SIDE WALLS
White



GROUT
Warm Gray



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OWNER'S BATHROOM | UPGRADE PACKAGE 4 - HERRINGBONE SEA



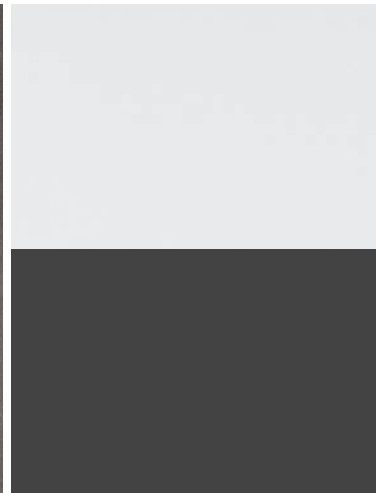
SHOWER REAR WALL
Anthracite



SHOWER FLOOR
Anthracite



FLOOR
Anthracite



GROUT
Shower- Avalanche
Bathroom Floor- Charcoal

SMART-TECH FEATURES

1453 Point Breeze Ave
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NEST LEARNING THERMOSTAT IN WHITE



3RD GENERATION NEST THERMOSTAT
Built-in Alexa
with Room Sensor

The Nest thermostat programs itself and automatically helps you save energy when you're away and can be controlled from anywhere.

Product Features:

Auto Schedule: No more confusing programming. Nest learns the temperatures you like and builds a personalized schedule for your home

Remote Control: Change the temperature from anywhere with your smartphone, tablet, or laptop.

Home Away Assist: Don't waste energy heating or cooling an empty home. Nest automatically saves energy when you're away.

Farsight: When Nest spots you across the room, it lights up to show you the time or temperature.

RING VIDEO DOORBELL PRO IN BRONZE

Stay connected to home with motion-activated alerts, HD video and two-way talk from Ring Video Doorbell.

Product Features:

720HD Video: Watch over your home in wide-angle 720HD video, and protect your property around the clock with infrared night vision.

Motion-Activated Alerts: Get alerts on your phone, tablet and PC when anyone presses your doorbell or triggers the built-in motion sensors.

*Specifications, details, and finishes are subject to change at seller's discretion.



RING DOORBELL

Answer the door from anywhere using your phone, tablet, and PC!



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SCHLAGE CAMELOT KEYPAD DEADBOLT IN SATIN NICKEL



SHLAGE CAMELOT DOOR LOCK
Schlage Sense app turns your iPhone
or Android smartphone into your key

Say goodbye to lost, stolen and just plain forgotten keys. With an easy-to-install Schlage keypad, coming and going is keyless, effortless – and painless. Plus, our variety of electronic finish and style options pair effortlessly with our most popular trim styles, allowing you to expertly tie together the perfect style inside and out.

Product Features:

Custom Access: Create and manage up to 19 access codes for trusted friends and family to use with the fingerprint-resistant finish, easy one-touch locking. Certified Commercial Grade 2.

Quality: For more than 95 years, Schlage has offered durable door hardware in a range of unique style combinations to express any personality. Deadbolt comes standard with a 3-year electronics warranty; Lifetime finish and mechanical guarantee.

Battery Alert: Low battery indicator offers weeks of advanced warning for battery replacement. Up to 2 year battery life.

USB OUTLET IN EACH BEDROOM

USB Port & Plug work simultaneously: Wall outlet with USB ports ensures all your devices stay charged while leaving room for other appliances. Charge two USB devices without adapters. 4.2A, 5VDC combined charging capacity; each USB port can reach up to 4.2A. Two USB ports and Two three-prong plugs can work simultaneously.

Industrial Design: The wall plate is made of Polycarbonate. Proper insert of this USB outlet keeps it durable and heavy duty even after long-time use. With strict UL standard Insert and Extract Test, this Dual USB outlet is much safe with intelligent control, much suitable for your family use and house decoration.

High Speed Charging Outlet: Internal safety switch only outputs the charging power when required from the attached USB connecting devices. and powers off unused USB ports to eliminate stand-by energy draw. It's really 4.2A 5VDC fast charging, if you have a device, you can test it!



PYLE BLUETOOTH HOME THEATRE AUDIO SYSTEM

1453 Point Breeze Ave
Philadelphia PA 19146

PYLE BLUETOOTH AUDIO RECIEVER



Enjoy wireless music streaming thanks to built-in Bluetooth technology. Works with all of your favorite Bluetooth devices (like iPhones, Androids, Smartphones, iPads, Tablets, and more). Instantly stream your favorite tracks and internet radio services like Pandora or Spotify. It's easy to setup and control! Gain access to your music library and play exactly what you want to hear.

Product Features:

Speaker Control Made Easy: Take control of your audio system. With this easy to use in-wall plate amplifier you can control the volume of your sound as well as have multiple inputs that connect to your stereo system/speakers.

In-Wall Audio Control Receiver with Built-in Amplifier: The built-in audio control let's you direct multiple possible inputs to your speakers. Containing a built-in amplifier you don't have to worry about a low dull sound, your room will be instantly transformed.

3RD GENERATION NEST
THERMOSTAT
Built-in Alexa
with Room Sensor

PYLE IN-CEILING SPEAKER SYSTEM

6.5" FLUSH MOUNT IN-WALL IN-CEILING

2-Way Home Speaker System

The Pyle In-Wall/Ceiling Speakers deliver stereo sound to any room in your home or office. Each speaker comes equipped with a high compliance polymer tweeter delivering a full, rich sound without cluttering floor space. Speakers are made of nature friendly ABS material and include changeable round and square grills. The system features spring-loaded speaker terminals for quick connection and comes with a cut-out template for easy installation.

Mount Them: In a convenient location on the wall or ceiling for a flush, clean look. Achieve wide-range sound performance and add audio to any room with the Pyle In-Wall/Ceiling Speakers.



PYLE SPEAKER SYSTEM
Mount on the wall or ceiling

*Specifications, details, and finishes are subject to change at seller's discretion.



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UPGRADE OPTIONS

1453 Point Breeze Ave
Philadelphia PA 19146



UPGRADE OPTIONS AVAILABLE

- Washer & Dryer
- Waterfall Edge Countertop
- Master Closet Barn Doors
- Master Shower Bench
- 15" Wine Fridge
- Crown Molding Master Bedroom
- 2nd Car Parking Space
- Wall Mount Fireplace
- Roof Deck Bluetooth Speaker System
- Basement Shower Glass Door
- Basement Tile (Upgrade)
- Custom Change Orders

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HARDWOOD FLOORING

1453 Point Breeze Ave
Philadelphia PA 19146

HARDWOOD FLOORING



OPTION NO. 1
Toast



OPTION NO. 2 - Upgrade
Distressed Dark Honey



OPTION NO. 3 - Upgrade
Distressed Extra Wide Plank



STRAND WOVEN DISTRESSED DARK HONEY

Solid Strand Woven Bamboo Flooring offered in a Tongue and Groove style joint and rustic mixed width and distressed surface. This flooring features a janka rating of 4,000, more than three and a half times harder than Red Oak. The durable 11 layer polyurethane/aluminum oxide finish offers a high scratch resistance while maintaining a beautiful appearance. The higher stability and unique construction of Strand Woven Bamboo allows for various methods of installation over multiple subfloors on or above grade.



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BASEMENT FLOORING | UPGRADE PACKAGE



OPTION NO. 1
Autumn Wood
Porcelain Tile



OPTION NO. 2
Ember Wood
Porcelain Tile



OPTION NO. 3
Pewter Wood
Porcelain Tile



OPTION NO. 4
Shadow Wood
Porcelain Tile



OPTION NO. 5
Sierra Wood
Porcelain Tile



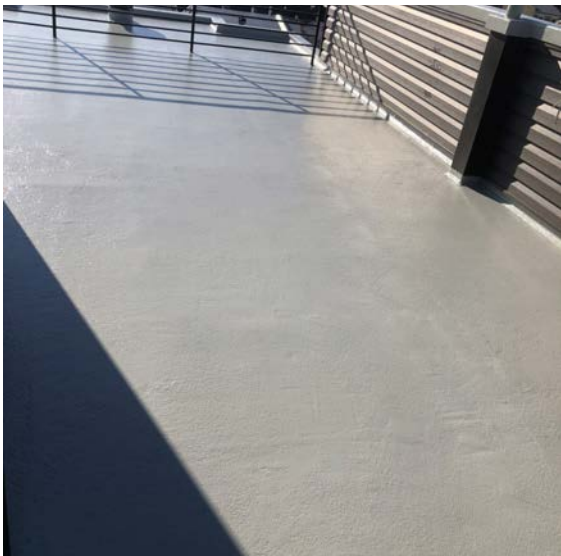
OPTION NO. 6
Toffee Wood
Porcelain Tile

ROOF DECK FEATURES

*1453 Point Breeze Ave
Philadelphia PA 19146*

FIBERGLASS ROOF DECK

Fiberglass coated roof decks are beautiful, durable and perfect for entertaining, watching the sunset, or taking in the city lights on warm summer nights. We install a combination of fiberglass matting and gelcoat resin to achieve a long lasting roof deck which will be low maintenance for years to come. With normal use and minor maintenance, fiberglass usually lasts 25-30 years.



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MEET THE TEAM

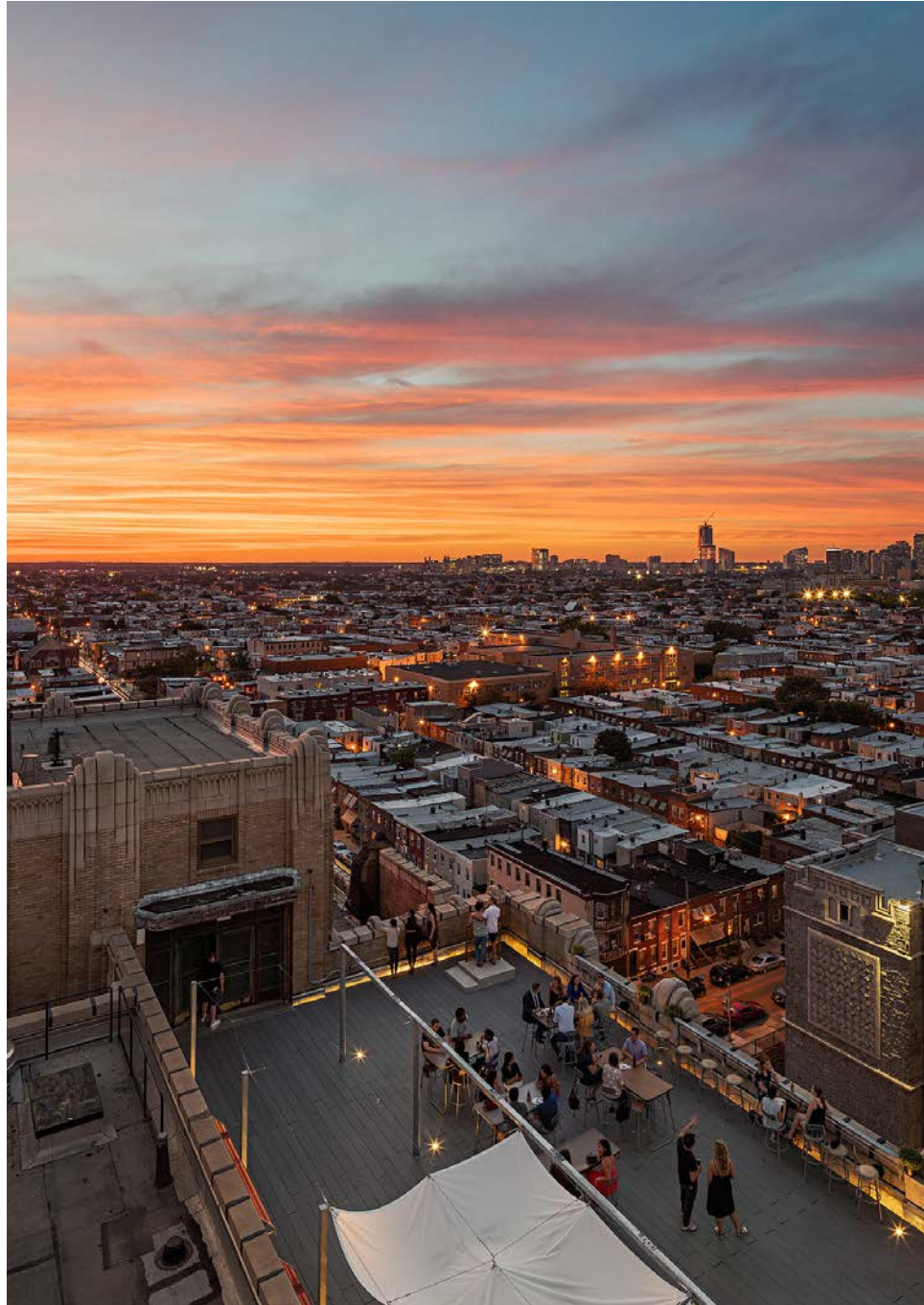
*1453 Point Breeze Ave
Philadelphia PA 19146*

THE BUILDER

Through unprecedented experience, Ben Franklin Residences and BFR Construction, along with their partners at Kumas Homes, have cultivated strong relationships with best-in-class contractors, architects, engineers, and vendors, ensuring the delivery of an exceptional quality product. We have the privilege of building, developing and creating in the communities that make Philadelphia great. We're passionate about being a proactive and positive contributor in the city we call home.

SALES & MARKETING

If you're looking to buy a home, we're ready to help! OCF's real estate agents are not just local experts, but fellow neighbors with unique access to prime properties. Our agents are friendly, knowledgeable and able to provide superior service. Ready to sell your home? We can help with that too! With decades of combined experience, we're ready to handle everything from your rehabs to your million-dollar listings. Our tenacious team of agents will advocate tirelessly for you and your home. With a vast local network of tenants, property owners, and real estate investors, we'll make sure your property has unrivaled visibility right out of the gate.



for details contact:
267.225.5693 • cliff@ocfrealty.com

DICKINSON SQUARE

1453 Point Breeze Ave
Philadelphia PA 19146



FOR MORE INFO PLEASE CONTACT:



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LET'S GET SOCIAL!

There are many ways to stay connected with OCF Realty! Check us out on social media @ocfrealty for updates on all things development, property managements, and Philly Real Estate!



WHAT WE DO

REAL ESTATE SALES

Whether you're looking to buy, rent, sell or develop, you've come to the right place. Our agents are not just local experts, but fellow neighbors with unique access to prime properties.

LEASING & PROPERTY MANAGEMENT

From leasing to tenant relations to building maintenance, our skilled team of agents and property managers are here to service your investment day and night.

DEVELOPMENT

Our development team has overseen dozens of projects in Philadelphia, ranging from one-off home construction to multi-home developments to mixed-use apartment buildings. Our recent projects include:

- 2010 Wharton Street
- 519 Bainbridge Street
- 2648 E Huntingdon Street
- 1834 Frankford Avenue
- 1775 Frankford Avenue
- 1215 Bainbridge Street
- 1847 Blair Street
- 1325 Kater Street

COMMUNITY

OCF is your neighbor in more than one way. We also own and operate five OCF Coffee Houses and Burg's Hideaway Lounge, which help us stay connected to the community.



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