

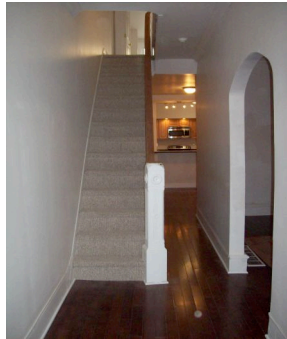
627 North 44th Street Philadelphia, PA 19104

This circa 1900 three story home is the latest to be added to the premier portfolio of renovation projects completed by JSM Holdings, LLC. From infrastructure and mechanicals to the last trim nail and switch plate screw, every detail of this all-inclusive 4 bedroom, 2 – 1/2 bath renovation has been considered and addressed. With rich hardwood floorings, granite, stainless and maple kitchen



finishes, an opulent master bath, cheery children's fan/light fixtures, state-of-the-art security and smoke detection systems, JSM Holdings has built this house to ensure a lifetime of wonderful memories for the new family making this their home.

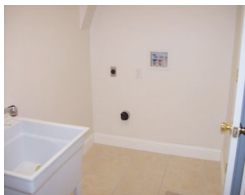
The 1st Floor:



A new steel front door and façade opens to a ceramic tile vestibule welcoming you inside this wonderful home. Continuing down the hallway, a huge living room with faux fireplace and grand mirrored original chimney wall is entered through an arched wall to the right. Walking upon beautiful Bruce® “Kenya” hardwood flooring which has been installed in the Living Room, Hallway, and Dining Room, an expansive Kitchen/Dining area is presented. This area is sure to be a favorite gathering place for daily, and



occasionally more formal family gatherings, for the new resident homeowners. The all-new kitchen includes the most modern and efficient accoutrements such as maple cabinets, granite countertops, stainless steel finished appliances including a range/oven, over-the-range microwave oven, dishwasher, refrigerator with ice maker, a food waste disposal and stainless steel “D” sink with single hole faucet and spray, overhead lighting, recessed soffit lighting, accent lighting above the breakfast bar area, and ceramic tile flooring. Continuing towards the rear of the home lies a Mudroom/Utility Room with a washer and dryer hook-up area, a large utility sink with telescoping faucet, and a Powder Room containing a sink, vanity, and toilet. The rear of the Mudroom has an exterior door providing access to the back yard area. This rear exterior area is also equipped with a motion sensitive flood light system which illuminates whenever motion is detected anywhere along the back perimeter of the property.



The 2nd Floor: The grand staircase at the hallway adjacent the entry vestibule leads to a vast second floor where you find the Master Bedroom Suite, Rear Bedroom, and Hallway Bathroom. The Master Bedroom Suite contains a large living area, a large walk-in closet, a



restored original wall closet/storage built-in unit, and large Master Bathroom. The walk-in closet can be used as a combined closet and office space, since the mirrored bypass doors will conceal all contained therein. The original built-in wall unit may be a perfect place for a home entertainment system of a flat screen video monitor, DVD storage, stereo and DVR equipment, etc., all being conveniently concealed with the closing of the two sets of double doors. And now, the Master Bath... Beautiful glazed ceramic tiles cover the floor and tub/shower surround. A double bowl white-on-white swirl Marbelesque® sink mounted atop a Cherry

base cabinet with ceramic and chrome accented faucets, has a beautiful and elegant look

and feel. Finally, lose yourself in luxury with the Jacuzzi® jetted bath tub in the Master Bath. A warm bath with numerous pulsating jets is all that's needed to move the tensions of the day to another place. If showering, we've installed a "Hotel Rod" for the

shower curtain, which gives you much more room within the bathtub space when showering. This is just another detail to comfort we at JSM Holdings think about when endeavoring to complete a renovation of this genre. The Rear Bedroom. Huge.

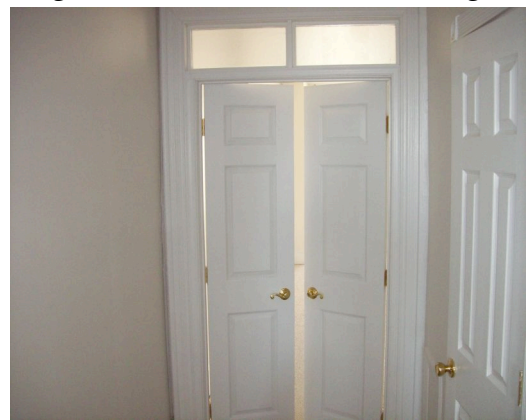
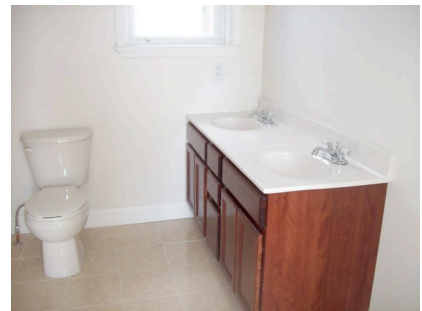


Approx. 11' x 21'! Back in the day, this was the "Parlor". Double doors at the entry. Giant size room. It still is. We kept the double door style. There's transom glass above the new doors to accommodate the original framing, and then we made closet space and renewed the original fabulously-

huge bedroom/parlor. This bedroom is also complete with mirrored sliding bypass closet doors at the closet with a storage loft above.



all contained therein. The



The Hall Bath is also all-new and brand-new. Bathtub and shower, sink and vanity, toilet,



ceramic tile floor and tub surround, fixtures, etc...all new and beautiful! **A Special Note:** Throughout the staircases, the second and third floor's floor coverings, we've installed 32 ounce Berber Construction, Olefin Fiber carpet with 5/8" pad for long-lasting, and maximum durability according to manufacturer's recommendations. The manufacturer is Genstock®, the style is Intrinsic, and the color is Chino. The wear guarantee is for at least 5 years. It's the perfect carpet for this home!



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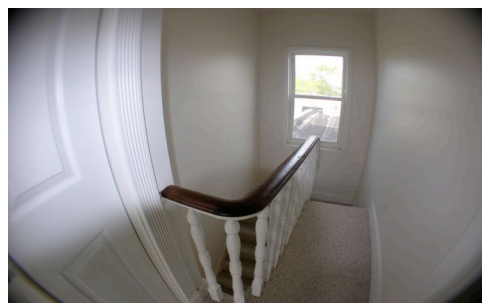
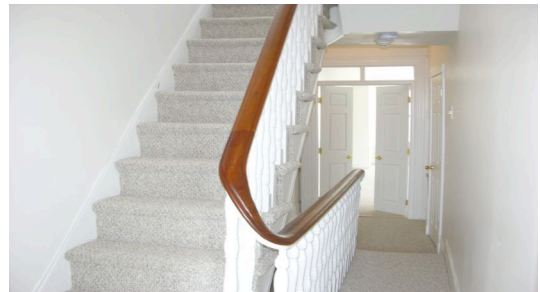


As an added amenity, we install an oak wood threshold at all room door openings so that the carpet will be better maintained at the high traffic areas. Our thought is this: Why have the carpet installer make a glued seam at a doorway, the most highly trafficked area, and thus most likely to tear and fail? If we put in an oak threshold at each doorway, no seaming is necessary, installation may be more easily accomplished, and no seam tears and failures will occur.

The 3rd Floor: Two more cheery, light, bedrooms are on the third floor, both with large closets, windows, fan/light combos, etc. There's a hall closet also for additional linen/clothing storage as needed. The beautiful originally restored staircase banister terminates at this level, coming all the way up from the first floor as one continuous fixture!



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The Exterior: All exterior planes have been addressed and renewed, top to bottom to provide long lasting durability and beauty for years to come.



The stucco-finished north wall has been cleaned and resurfaced as needed, and coated with two coats of premium Behr® Masonry/Stucco exterior paint in the color Quail Ridge. The front brick face has been carefully re-pointed as necessary and coated with two coats of Behr® Brick/House exterior paint in the color Blooming Wisteria.



Prior to the application of the finish color paint, the brick surface was coated with Behr® Concrete & Masonry Bonding Primer to ensure proper adhesion and help prevent flaking and chipping over time. All window and door perimeter sill, jamb, and header finishes are in bright white aluminum or high gloss white exterior paints. The wood frame perimeter walls at the east and south planes are covered with Tyvek® HomeWrap for vapor barrier and air infiltration prevention, and then



covered with high quality “double 4” vinyl siding installed with appropriate “J” channels and corner posts. New Sure Seal® 1” double pane vinyl clad windows were custom fit and installed throughout, with exception of one etched glass double pane window, which exists at the rear-

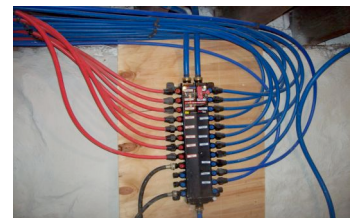
facing wall of the Living Room area. A new torch-down rubber roof has been installed at all roof planes with exception of the Mudroom, which is a three-tab fiberglass shingle product. This roof carries a fifteen year warranty and is fully documented and transferable to the new homeowner. New roof



scuppers, gutters, and downspouts have been carefully installed to ensure proper rainwater run off and disbursement.



The Basement: The basement area contains the normal utility infrastructure components of water, electric, cable, telephone, furnace, etc. The water service throughout this home is directed and regulated by a Pex Manifold which allows individual isolation of virtually each and every faucet, toilet, bathtub, etc., on both hot and



cold supply sides. The gas-fired hot air furnace has been thoroughly cleaned and serviced to ensure trouble free warmth within the structure during the winter months. (We know it's a stellar



heating system because our work took place during the brutal record-breaking winter months of 2010 and we didn't lose any staff for the reason of a too-cold workspace :) A new 36 position Siemens electric breaker panel load center with 200 amp main disconnect disseminates power via all new Romex cable throughout the home. Nearly every room, appliance, and device has been isolated on separate circuits to enable maximum individual control and light-loading of amperage consumption, for most efficient electrical disbursement, consumption, and cost. A Comcast Phone/Cable TV/Internet modem is installed to facilitate wireless broadband internet access in the home, 2 line wireless telephone service, and hard-wired cable television. As



an added measure of value we had an exclusive certified applicator install a remarkable Cementious Water Stop material at all subterranean wall and perimeter floor planes. This Aquafin® crystalline waterproofing slurry as applied to these wall and floor areas is guaranteed to prevent water infiltration for life! The Lifetime Warranty as provided by the applicator and manufacturer is fully transferable and will be provided and transferred to the new homeowner upon settlement. The gas-fired hot water heater has recently been cleaned and serviced and delivers plenty of hot water to all required devices throughout the home wonderfully. The water service and gas service meters are also located in the basement area and have proven to be reporting usage accurately to the City utility providers.

The Security System: We have installed a state-of-the-art security system manufactured by



GE/Caddx. Without describing this system in detail, suffice to say that we have made provision for very adequate perimeter and interior intrusion detection, as well as smoke condition detection, which is fully monitored by the dependable and responsive service provided by NextAlarm. While exiting and entering the home, the security system may be activated at the front door keypad. As an added convenience, the security system can be armed and disarmed via an additional keypad within the Master Bedroom. Arming

the security system upon retiring for an evening allows free movement within the home without initiating an alarm condition, unless a perimeter/exterior area contact is violated. Additionally, the system is programmed to go into "alarm-trip" mode immediately upon severance of any telephone lines, and all sirens and strobe lights are subsequently engaged and activated. Our multiple concealed audible sirens are also activated in any alarm condition, all of which broadcast at very significant decibel levels to assure the alerting of the home's residents, the neighbors, and any passers-by of a possible emergency situation. A powerful back-up battery affords the homeowner the comfort and peace of mind that continuous security system

monitoring coverage will be maintained throughout any utility company power failures and outages. The new homeowner will enjoy a fully prepaid monitoring subscription for one year with NextAlarm.

Some Technical Specifications:

200 Amp Electric Service

New Rubber Roof – 15 Year Warranty

Furnace Service – 02-09-2010

New PEX Plumbing Throughout With PEX Manifold

Basement Waterproofing – Lifetime Warranty

Security System – Burglar & Fire – NextAlarm 24 Hour Monitoring

Redundant Smoke Detectors – 120 V Interior Interconnected Smoke Detectors Throughout

New Appliance Warranties – All Inclusive – Individual Models, #'s, Etc. Available On Request

And Much, Much More!!

Room Sizes – Approximate And Not Guaranteed As “Exact”

Total Interior Space = 1822 Square Feet

Living Room = 10’4” x 23’4”

Dining Room = 11’3” x 13’3”

Kitchen = 11’ x 11’

Mudroom = 11’6” x 9’3”

Master BR = 14’4” x 11’10”

Master Bath & Walk-In = 9’6” x 11’2”

Hall Bath = 6’ x 6’

Rear BR 2nd Floor = 11’2” x 21’5”

Front BR 3rd Floor = 15’6” x 11’9”

Rear BR 3rd Floor = 10’ x 10’9”

**This Wonderful Home Is Proudly Offered By JSM Holdings, LLC
At \$194,900.00 !!**

To arrange a showing, please contact our Realtor:

Ursula Joseph

267-269-0195

msujoseph@yahoo.com

Visit us on the web for more information on this, and other homes:

www.jsmholdingsllc.com