601-649 MCCLELLAN STREET, PHILADELPHIA PA 19148

DICKINSON

SQUARE TOWNHOMES

OCF REALTY

2,000 FT² • 3 BEDROOMS • 2 FULL, 1 HALF BATHS • 1-2 CAR PARKING

STARTING IN THE MID 500s

DICKINSON SQUARE

601-649 McClellan Street
Philadelphia, PA 19148

THE DEVELOPMENT

Welcome to Dickinson Square, a collection of 25 contemporary new construction townhomes crafted by Canno Design, in Passyunk Square. These homes sit on the site of what was an industrial cabinet warehouse and have been designed to keep with the feel of the largely residential surrounding neighborhood. The townhomes will be part of a larger development with amenities including a movie theatre, fitness center, entertaining lounge, etc. Being a quick walk to Bok Bar, indie boutiques, bars and cafes, world-famous cheesesteak spots and highly acclaimed eateries this area has earned it a spot on Food and Wine's list of 10 Best Foodie Streets in America.

Rendering of Dickinson Square

THE RESIDENCES

Each home features parking, expansive entries with 14 foot ceilings, generous master suites, green roofs 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 concept floor plan that lead you up into the dining and kitchen area. The mezzanine features a glass balcony overlooking the expansive living room, and a convenient half bathroom. The dining area flows into the gourmet chef designed kitchen. The kitchen features quartz or marble countertops, drop down range hood, farmhouse sink and stainless-steel appliances. Upstairs you will find two large bedrooms with generous his & hers walk-in closets and a full bathroom with double vanity and storage. This bathroom can be customized to accommodate a glass panel walk-in shower. 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 Center City views to the North. Continue down the hallway from the bedroom to the huge his & hers walk-in closets meticulously designed to maximize efficiency and privacy. The master bath features designer tile packages, double European style vanity, freestanding soaking tub, oversized 8' shower room of seamless glass and 6 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 complete with green roof finishes and spectacular panoramic city views. And, don't forget the private driveway for this development that leads to your carport parking. These 16 foot wide modern townhomes present a unique urban experience in close proximity to Old City and Center City, major transportation routes, restaurants, shopping centers, universities and hospitals.

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GREEN & SMART HOME FEATURES

Dickinson Square Townhomes blend green features with smart home technology. The homes include green roofs, smart thermostats, 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 Bedrooms
- 2.5 Bathrooms
- 2nd Floor Laundry
- Open Floor Plan
- Gourmet Chef's Kitchen
- His & Hers Walk-In Closets
- Green Roof Deck
- 1 Car Parking
  (2nd car parking available)
- 10 Year Tax Abatement
- 1 Year Builders Warranty

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

for details contact:
267.225.5693 • cliff@ocfrealty.com

PASSYUNK SQUARE

601-649 McClellan Street
Philadelphia, PA 19148

ABOUT THE AREA

The neighborhood got its Lenape name from the 1800s Passyunk Township, Pennsylvania which named Passyunk Square Park, located between 12th, 13th, Reed and Wharton Streets.

Passyunk remained a melting pot, except the people of different ethnicities and races got along. Italians in particular started to migrate in large numbers to Passyunk and define the neighborhood. Fun Fact: Legend has it, Frank Sinatra got his nickname "Ol' Blue Eyes" thanks to a Passyunk woman, Connie Patrone.

It's home to traditional red gravy Italian restaurants, world-famous cheesesteak spots and highly acclaimed eateries that have earned it a spot on Food and Wine's list of 10 Best Foodie Streets in America. Straying just off Passyunk Avenue reveals even more exciting finds that highlight the neighborhood's blend of old-school charm and influx of dynamic new energy.

Beautiful Passyunk Square

NEIGHBORHOOD FAVORITES

1 Dickinson Square Park ..... 1600 E. Moyamensing Ave
2 Bok Dog Park ..... 9th and Mifflin
3 Self Made Performance.....1728 S. 2nd Street
4 Ford Pal Rec Center..... 609 Snyder Ave
5 Sate Kampar..... 1837 E. Passyunk Ave
6 John Wind ..... 1610 S. 8th Street
7 Moonshine ..... 1825 E. Moyamensing Ave
8 Barcelona Wine Bar..... 1709 E. Passyunk Ave
9 Le Virtu ..... 1927 E. Passyunk Ave
10 Termini Bros Bakery..... 1523 S. 8th Street
11 Pats ..... 1237 E. Passyunk Avenue
12 Geno's.....1219 S. 9th Street
13 Green Eggs Cafe..... 1306 Dickinson Street
14 2nd Street Brew House..... 1700 S. 2nd Street

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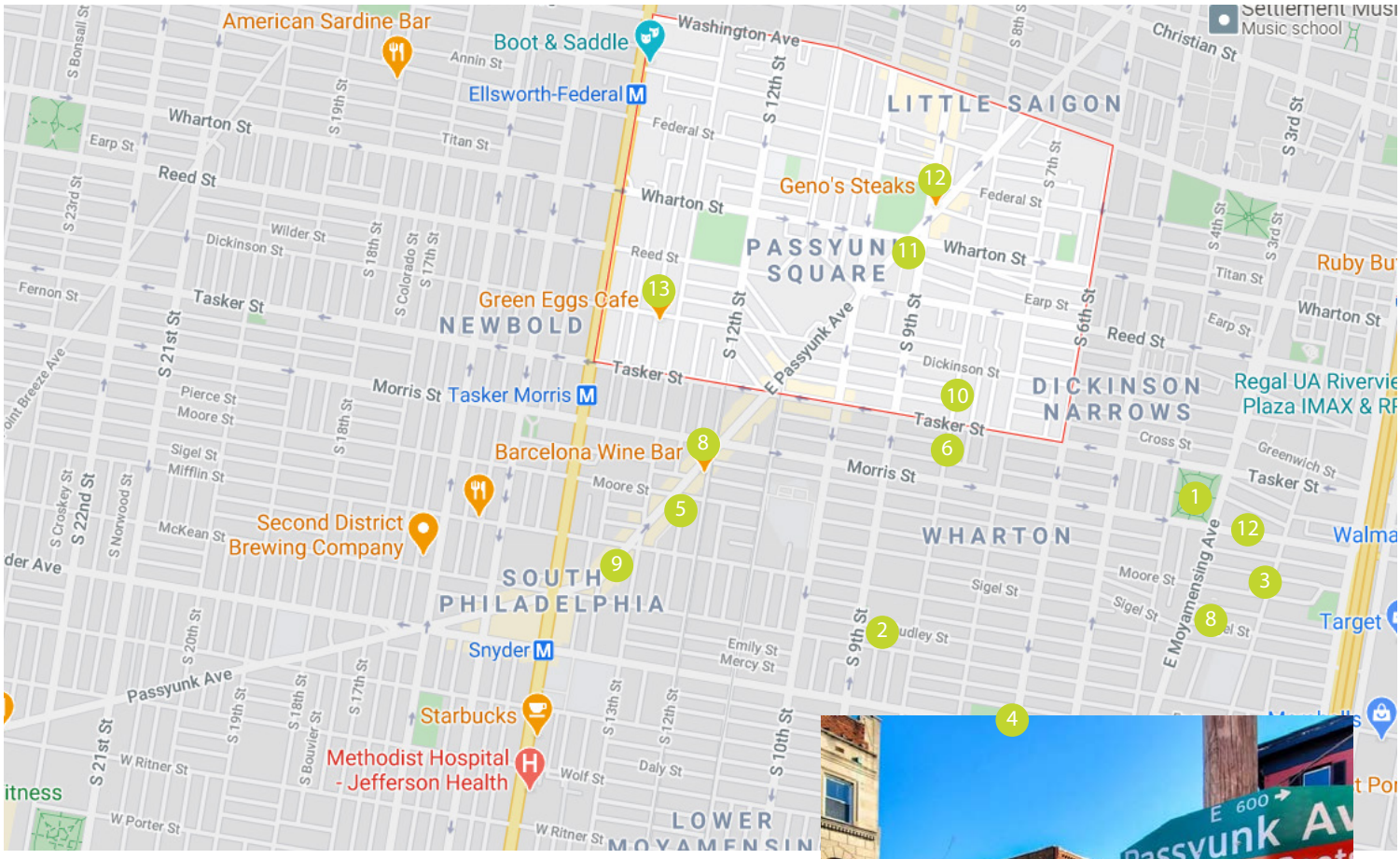
WELCOME TO PASSYUNK AVENUE!

East Passyunk Avenue, a renowned foodie hotspot, is the centerpiece of this energetic neighborhood. The street is lined with up-and-coming gastropubs, chef-owned restaurants, sushi bars and Mexican cantinas, as well as the iconic Italian eateries that first made the area famous. Adding to the youthful, dynamic vibe of this South Philly nerve center are kitschy boutiques, vintage stores, edgy bars and funky dives.



WALK SCORE
92

BIKE SCORE
85

TRANSIT SCORE
65

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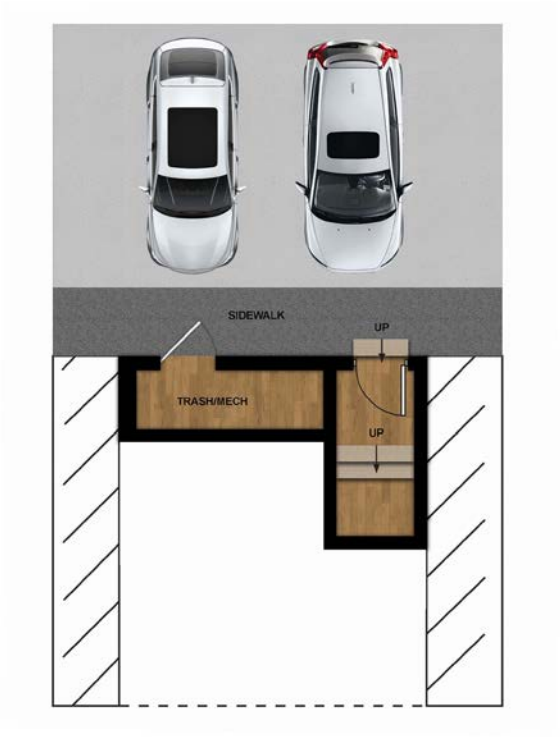
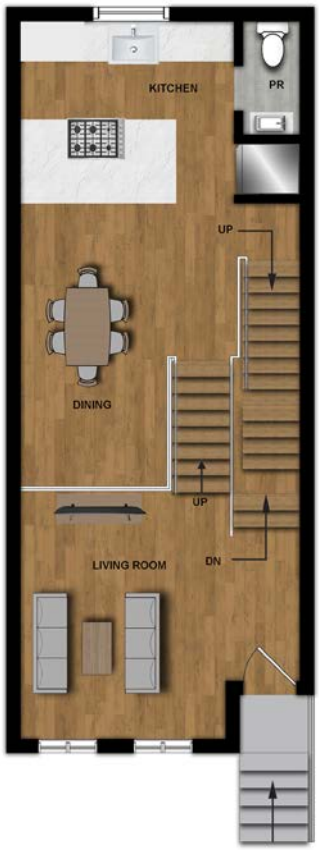
FLOOR PLANS
EXTERIOR & INTERIOR

601-649 McClellan Street
Philadelphia, PA 19148

FLOOR PLANS



DICKINSON SQUARE
GROUND FLOOR PLAN



DICKINSON SQUARE
FIRST FLOOR PLAN

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FLOOR PLANS

DICKINSON SQUARE
SECOND FLOOR PLAN

DICKINSON SQUARE
THIRD FLOOR PLAN

DICKINSON SQUARE
ROOF PLAN

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KITCHEN FINISHES

601-649 McClellan Street
Philadelphia, PA 19148

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 with Bottom Freezer
Samsung Microwave Combination Wall Oven
Samsung Stormwash Dishwasher with Top Controls
Gas Cooktop in Black Tempered Glass
Island Range Hood with LED and Touch Control

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REFRIGERATOR UPGRADES

SmartHub
SmartHub in Black SS

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KITCHEN FINISHES

601-649 McClellan Street
Philadelphia, PA 19148

KITCHEN FINISHES - UPGRADE PACKAGE

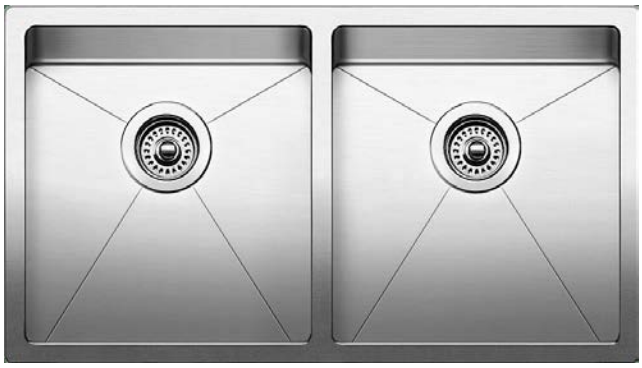
Samsung French Door Refrigerator with Bottom Freezer
Samsung Microwave Combination Wall Oven
Samsung Stormwash Dishwasher with Top Controls
Gas Cooktop in Black Tempered Glass
Island Range Hood with LED and Touch Control

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

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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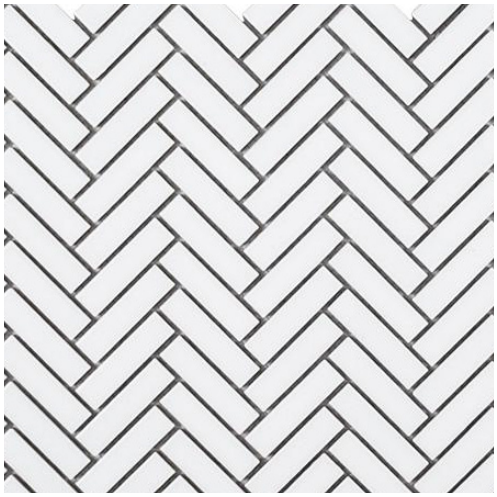
Philadelphia, PA 19148

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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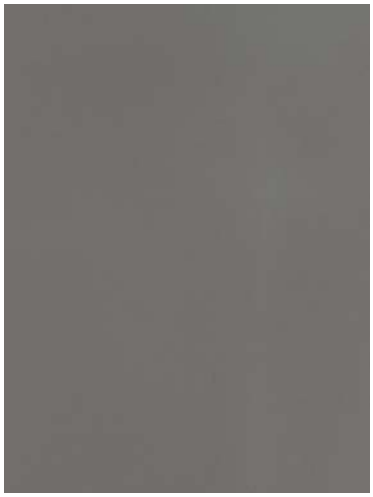
COUNTERTOPS | COLOR & FINISHING OPTIONS

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 Calcatta

CABINETS | COLOR & FINISHING OPTIONS

OPTION NO. 1
Shaker Style
White

OPTION NO. 2
Shaker Style
Gray

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OWNER'S BATHROOM FINISHES

601-649 McClellan Street
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Faucet

Delta Wall Head and Trim

3 Port Diverter

Delta Handheld Side Bar

Rain Showerhead

Toilet

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2ND FLOOR BATHROOM | SHOWER AND BATH FIXTURES

Frameless Shower - Upgrade

Delta Dryden Tub/ Shower Combo

Rain Fall Showerhead - Upgrade

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BATHROOM FINISHES

601-649 McClellan Street
Philadelphia, PA 19148

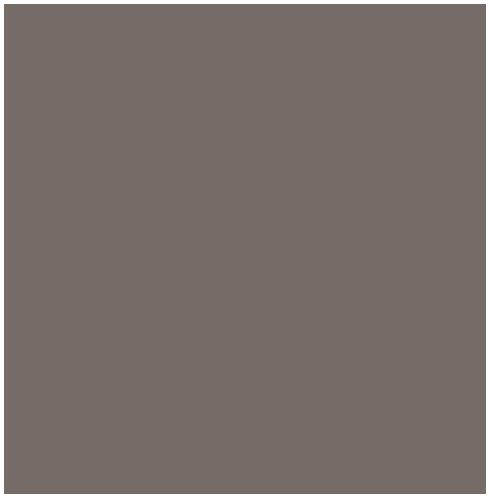
BATHROOM | STANDARD PACKAGE 1

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

Bathroom with Bevel Brick 3 x 6 Subway Tile Shower Wall

Bathroom with Stacked 4 x16 Subway Tile Shower Wall

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BATHROOM FINISHES

601-649 McClellan Street
Philadelphia, PA 19148

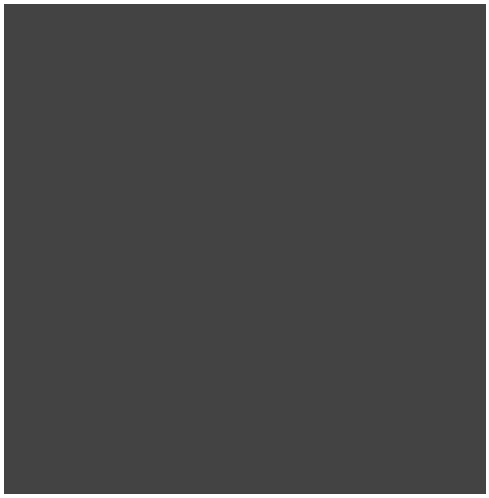
BATHROOM | STANDARD PACKAGE 2

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

Bathroom with Bevel Brick 3 x 6 Subway Tile Shower Wall

Bathroom with Stacked 4 x16 Subway Tile Shower Wall

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BATHROOM FINISHES

601-649 McClellan Street
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BATHROOM | UPGRADE PACKAGE 1 - CARRARA

SHOWER REAR WALL
Carrara Porcelain

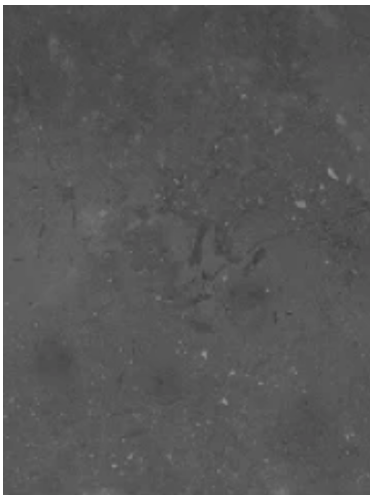
SHOWER FLOOR
Carrara Marble

FLOOR / SIDE WALLS
Carrara Porcelain

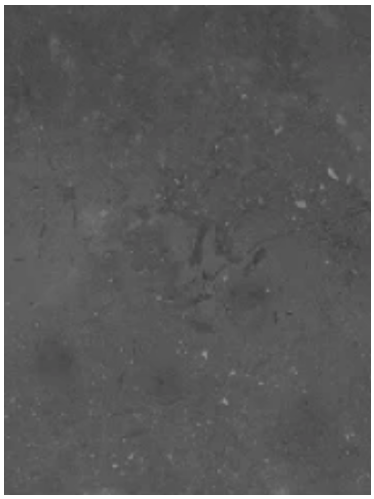
GROUT
Warm Gray

BATHROOM | UPGRADE PACKAGE 2 - ANTHRACITE OMBRE

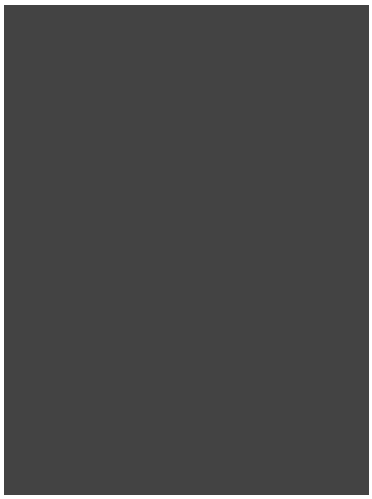
SHOWER REAR WALL
Anthracite



SHOWER FLOOR
Anthracite



FLOOR / SIDE WALLS
Anthracite



GROUT
Charcoal

for details contact:
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BATHROOM FINISHES

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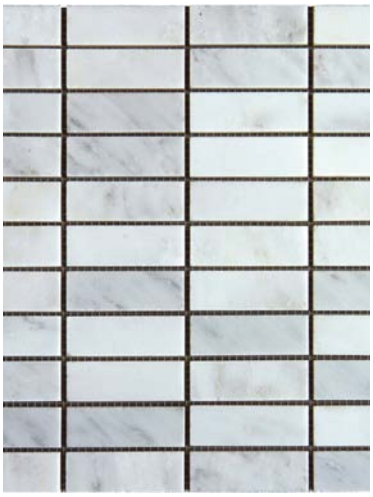
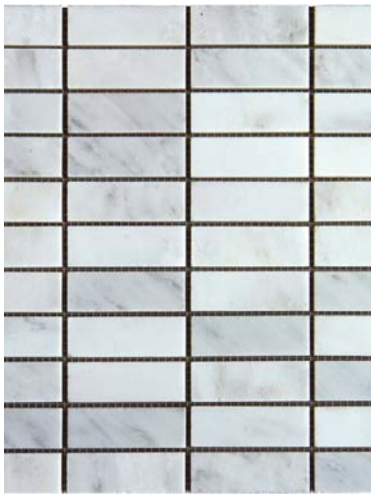
BATHROOM | UPGRADE PACKAGE 3 - MARBLE



SHOWER REAR WALL
Carrara White



SHOWER FLOOR
Carrara White

FLOOR / SIDE WALLS
White

GROUT
Warm Gray

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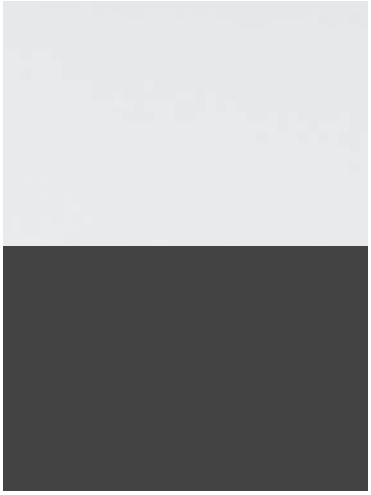
BATHROOM | UPGRADE PACKAGE 4 - HERRINGBONE SEA

SHOWER REAR WALL
Anthracite

SHOWER FLOOR
Anthracite

FLOOR
Anthracite



GROUT
Shower- Avalanche
Bathroom Floor- Charcoal

for details contact:
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ADD'L BATHROOM FINISHES

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Philadelphia, PA 19148

MASTER VANITY SELECTIONS

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OWNER'S OVERSIZED SOAKING TUB

SECOND FLOOR VANITY SELECTIONS

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SMART-TECH FEATURES

601-649 McClellan Street
Philadelphia, PA 19148

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 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.

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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!

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PYLE BLUETOOTH HOME THEATRE AUDIO SYSTEM

601-649 McClellan Street
Philadelphia, PA 19148

PYLE BLUETOOTH AUDIO RECIEVER

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

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.

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.

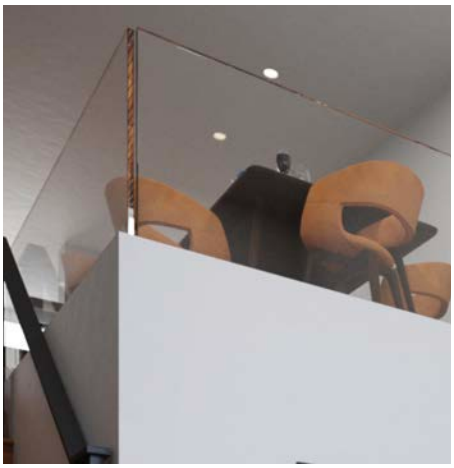
Mount Them: In a convenient location on the wall or ceiling for a flush, clean look. Achieve wide-range sound performance and add audio to any room with the Pyle In-Wall/Ceiling Speakers.

PYLE SPEAKER SYSTEM
Mount on the wall or ceiling

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

OTHER UPGRADE OPTIONS AVAILABLE

- Washer & Dryer
- Waterfall Edge Countertop
- Master closet barn doors
- Master shower bench
- 4K Security Cameras
- 15" Wine Fridge
- Glass Balcony
- Crown Molding Master Bedroom
- 2nd Car Parking Space
- 15 Year TPO Roof Warranty
- 2nd Year Green Roof Maintenance Package
- Custom Trim behind Master Bed



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GREEN HOME FEATURES

601-649 McClellan Street
Philadelphia, PA 19148

GREEN HOME FEATURES

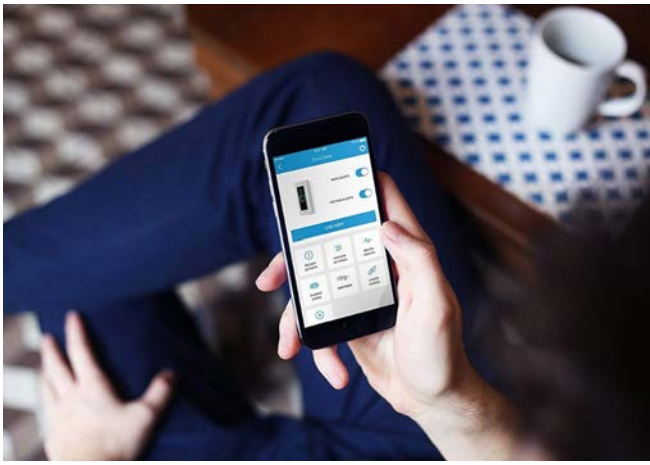
All of the DKSQ Townhomes feature green roofs which are used to manage stormwater runoff and reduce urban heat island effect. Green roof plants also filter particulate matter from the air and convert CO2 into oxygen, contributing to air purification.

GREEN ROOF DETAIL

We've installed pervious paving within the drive aisle and along the site to reduce and further manage runoff and to filter pollutants from the water.

Plantings along the entries and stoops of the units will provide a visual buffer, help reduce heat, and improve air quality.

Each home features on-demand hot water heaters, energy star rated appliances, Energy Star certified Pella windows, insulated exteriors, high efficiency HVAC, and energy-saving Smart-Tech.



HARDWOOD FLOORING

601-649 McClellan Street
Philadelphia, PA 19148

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.

for details contact:
267.225.5693 • cliff@ocfrealty.com

MEET THE TEAM BEHIND THE PROJECT

601-649 McClellan Street
Philadelphia, PA 19148

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.

THE ARCHITECT

CANNOdesign is a complete architecture and interior design firm committed to delivering high-level design tailored to each client's goals and budget. We take a very personal approach to our work, and strive to bring innovation and style to a diverse range of projects, from large multi-family residential buildings to dynamic restaurant interiors. Whether it is lifestyle, fashion, or food, our creative solutions create memorable spaces that brand and market the product being sold.

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.

OCF REALTY • www.ocfrealty.com
1936 Washington Ave • Philadelphia, PA 19146

for details contact:
267.225.5693 • cliff@ocfrealty.com

DICKINSON SQUARE

601-649 McClellan Street
Philadelphia, PA 19148

FOR MORE INFO PLEASE CONTACT:

CLIFFORD LASKY
267.225.5693 | cliff@ocfrealty.com

OCF REALTY

OCF REALTY
215.735.7368 | info@ocfrealty.com | @ocfrealty
1936 Washington Avenue, Philadelphia, PA 19146

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.

for details contact:
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