

# Latona Green

PHILADELPHIA, PA

## NEW HOMES FROM \$159,000

Innova Redevelopment, LLC is building ten (10) new affordable, for-sale, single-family townhouses in Point Breeze.

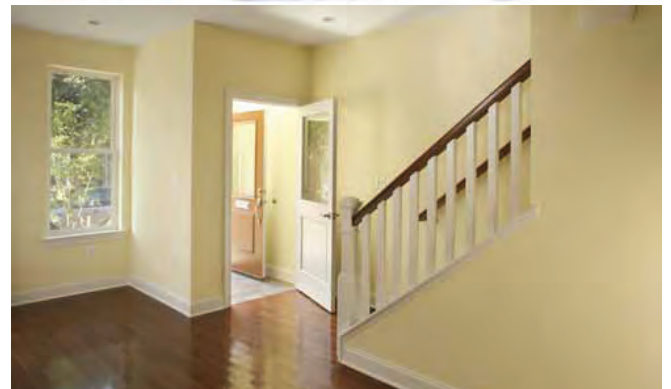
The homes are targeted to families earning up to 80% of Area Median Income and priced to be affordable to a large range of buyers within that limit. The homes will incorporate sustainable and energy efficient building materials and techniques, and will exceed Energy Star for Homes Version 3 standards, ensuring affordable operating and maintenance costs for the homeowners.

### AMENITIES:

- Brick facades (with bays on Manton Street homes)
- 3 bedrooms
- 2 full baths
- Solid hardwood flooring throughout
- Homes with a three-story facade will have a rear roof deck
- Homes with a 3rd floor setback will have a front roof deck

### SUSTAINABLE BUILDING FEATURES:

- Energy Star for Homes Version 3 performance based modeling and verification
- Interior spray foam insulation in exterior wall (R-19) and roof (R-38) cavities
- R-10 foundation insulation
- Blower door guided air sealing & duct-blaster duct leakage testing
- Gas-fired furnace with the ability to modulate down to 26,000 BTU input at 95.5% AFUE
- 16 SEER Central AC
- On-demand domestic hot water
- Energy Star, windows, doors, lighting and appliances
- High performance, water saving plumbing fixtures
- Reflective white “cool” roofs
- Ample glazing for optimum day-lighting
- Source-control ventilation for improved indoor air quality
- Landscaped planting beds and street trees (where sidewalk width allows)
- Recycled content finishes; jobsite waste management through certified waste hauler



[latonagreen.com](http://latonagreen.com)

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For More Details and Information  
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## Property Types and Location

Address	Floor Area	Beds	Baths	Sale Price
1713 Manton	1910	3	2	\$164,500
1715 Manton	1910	3	2	\$164,500
1717 Manton	1910	3	2	\$164,500
1721 Manton	1910	3	2	\$164,500
1726 Manton	1804	3	2	\$164,500
1734 Federal	1580	3	1.5	\$159,000
1606 Latona	1540	3	2	\$159,000
1624 Latona	1455	3	2	\$159,000
1637 Latona	1677	4	3	\$125,000*
1231 S. 17th	2386	3	2.5	\$170,000

\* 1637 Latona St. will be sold for \$125,000 unless it is not sold to a handicapped buyer, in which case it will be sold for \$159,000.

## Income Limits

Household Size (# of persons)	Maximum Income (at 80% AMI)
1	\$44,150
2	\$50,450
3	\$56,750
4	\$63,050
5	\$68,100
6	\$73,150
7	\$78,200
8	\$83,250