

## Ivy Cottage

was built and occupied as his family residence by the late Warner Johnson, Esq., and is well known to all who are familiar with the beautiful Schoolhouse Lane district of Germantown.

A prominent architect has recently described it as "one of the most charming suburban homes in Philadelphia."

The house is surrounded by fine shade trees selected and planted by the late Peter Wright, Esq., more than fifty years ago.

The building is of substantial stone construction, with slated gable roof, of old English design; dignified and home-like in appearance; two and a half stories in height and conveniently arranged, as per plan and view annexed.

It is supplied with all modern conveniences, derived *by underground connections* (water, gas, electric lights, and sewer) from the beautiful "The Oak Road" upon which it now fronts, and which was constructed last year by Mr. Henry W. Brown, the present owner, and, upon completion, dedicated to the city. This street is regarded as a specimen of the best type of construction both as to its lines and grades and also as to the excellence of its sewer and other underground work. It runs only from Schoolhouse Lane to Midvale Avenue; is about a quarter mile in length, and is designed to be occupied only by a superior class of residences upon generous lots.

It is an important fact that the soil in this vicinity is of a sandy and porous nature, ensuring an unusually good surface drainage and rendering the locality exceptionally healthy to live in.



"Ivy Cottage" has recently been modernized by the present owner as to its substantial parts, leaving only the interior surface decorations to be done according to the taste of the purchaser.

"Ivy Cottage" lot is about 250 feet in depth (from centre of The Oak Road, 50 feet wide), and in frontage may be from one hundred to two hundred and fifty feet as may be preferred.

The house stands about six minutes walk from Queen Lane Station, P. R. R., and is within 3 minutes of the double track trolley line on Midvale Avenue.

The entire surrounding neighborhood is of the most beautiful, as well as convenient, character, and is rapidly increasing in value.

The property thus described is now offered for sale with confidence that it forms an opportunity rarely equalled in suburban Philadelphia.

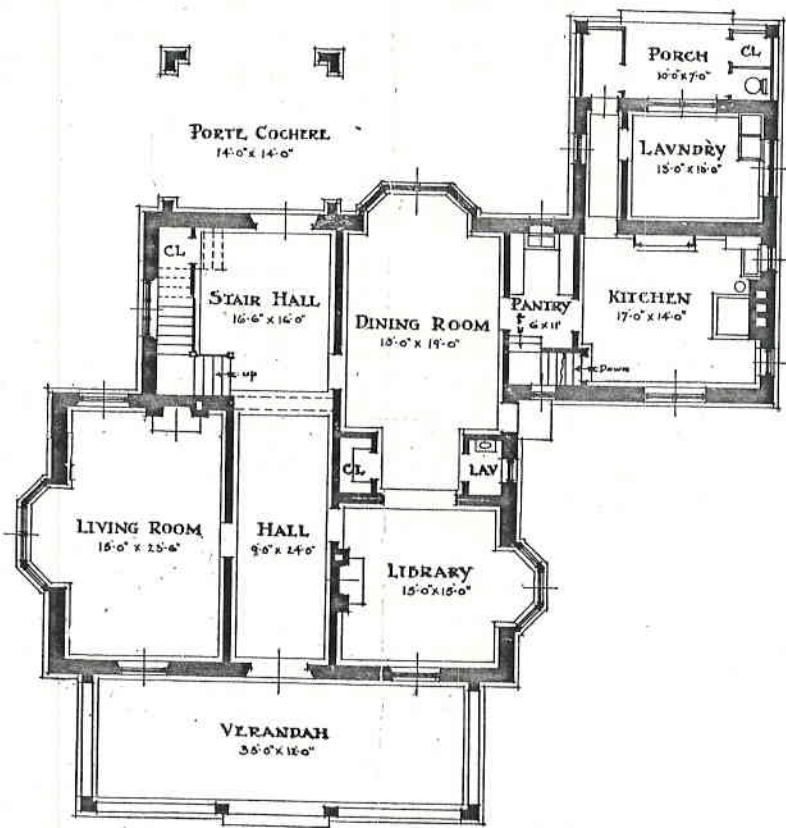
It can be purchased at a moderate price—certainly much less than a similar house could be erected on an equal area of ground at the present time—and this without consideration of the natural beauties of trees, etc., which would require years of time and much expense to produce.

The interior work yet required, as mentioned, can be executed in about thirty to sixty days according to its extent, and the cost of this will be fairly considered in fixing the purchase price.

Any further desired information and an examination of the premises may be obtained upon application to

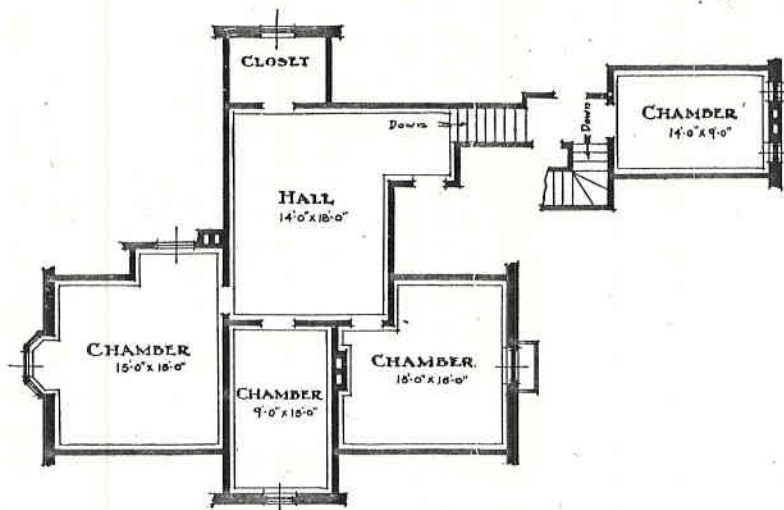
EDGAR G. CROSS  
1425 Walnut Street  
(Phone, Spruce 2154)



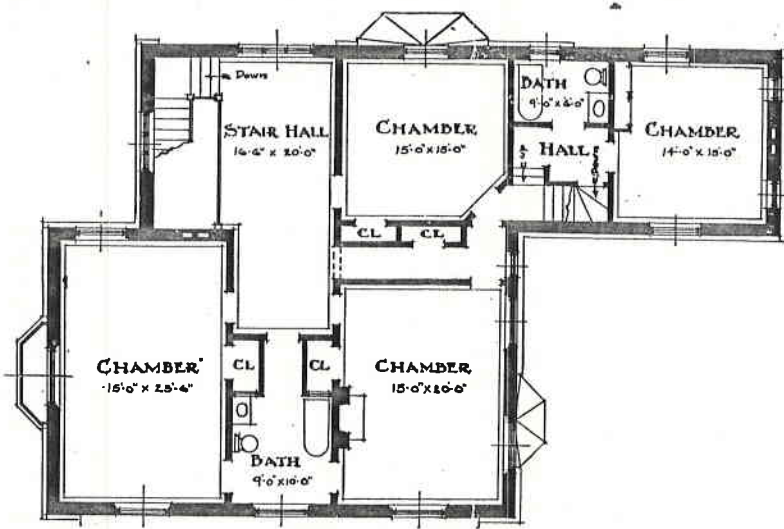


PLAN OF FIRST FLOOR



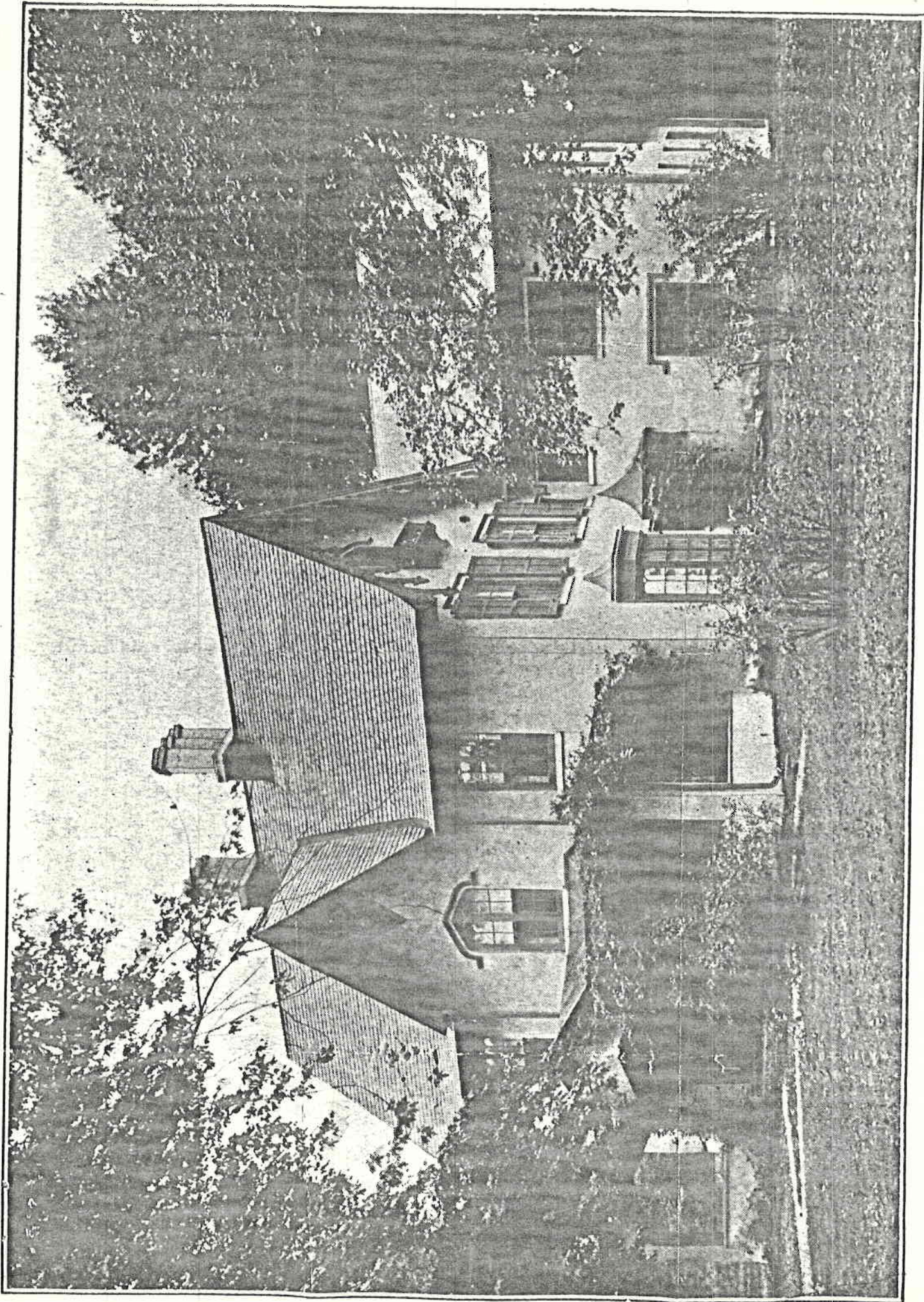


THIRD FLOOR PLAN



PLAN OF SECOND FLOOR



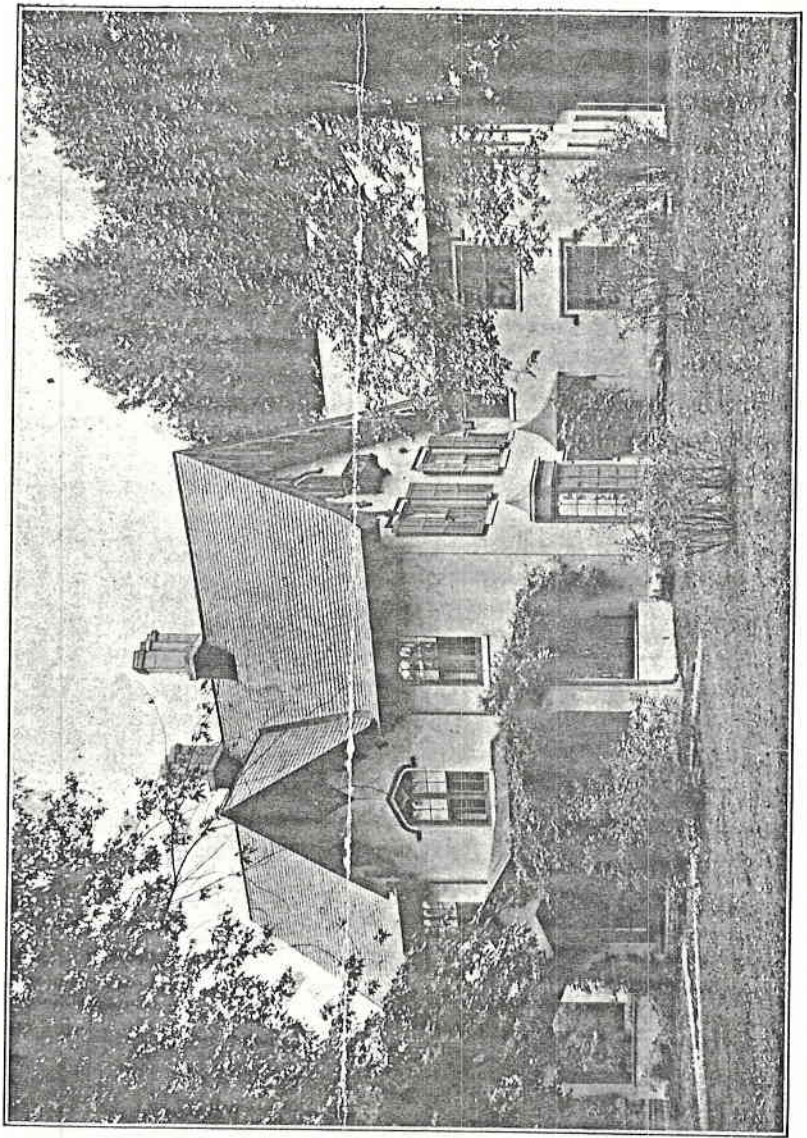


### IVY COTTAGE

Described by a prominent architect as "one of the most charming suburban residences in Philadelphia"

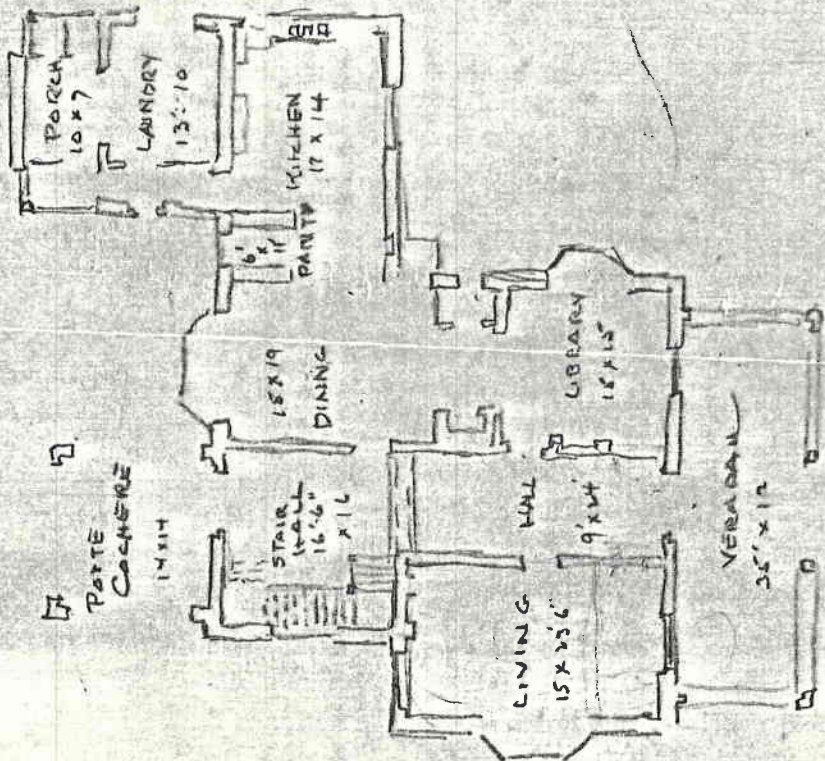
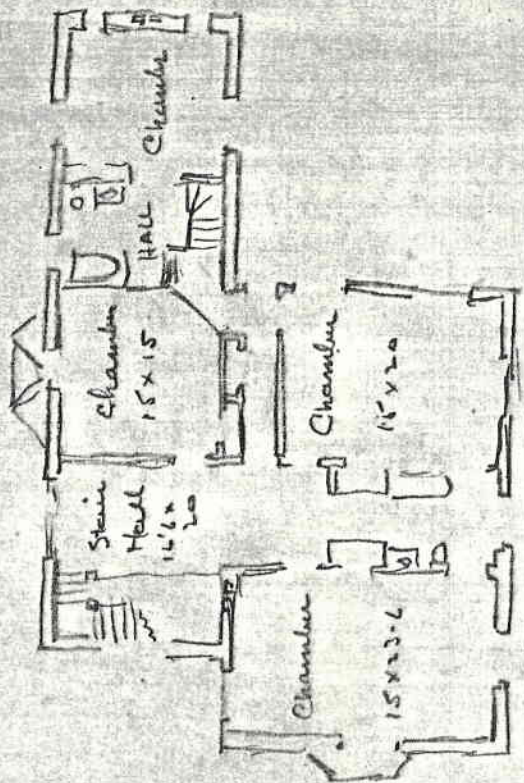
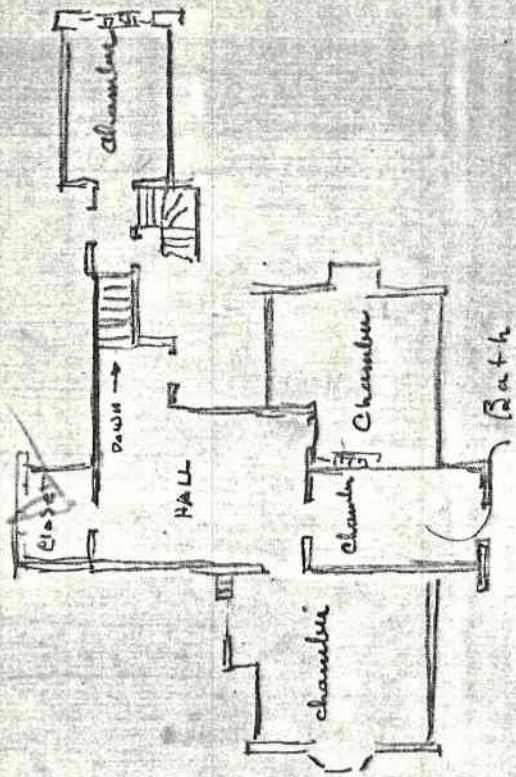
(About 1893)





IVY COTTAGE







The Oak Road is an unique street in Philadelphia one block long between Midvale Avenue and School House Lane. It has an island with an oak tree in the center.

"Ivy Cottage" was the original house of a section of land which now includes Penn Charter School and the playing fields of Germantown Friends.

The stat is from a real estate brochure published in 1893.

