

\$1,985,000 - 301 S Broad #801, PHILADELPHIA

MLS® #PAPH2049992

\$1,985,000

3 Bedroom, 2.50 Bathroom, 2,030 sqft

Residential on 0.00 Acres

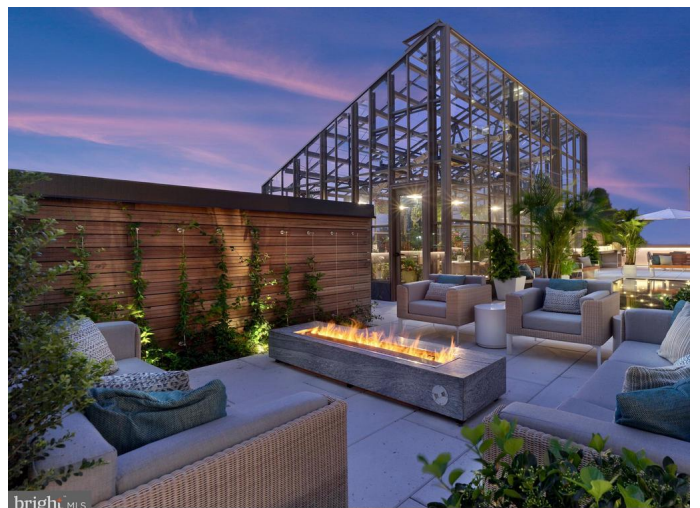
AVENUE OF THE ARTS, PHILADELPHIA, PA

Arthaus, a commanding new residential high-rise in Philadelphia's performing arts district, presents Unit 801: A stunning 3-bed, 2.5-bath, 2,030 SF single-level residence with City Hall and skyline views priced at \$1,985,000.

This maintenance-free, move-in ready, home offers high-end interior design, resort amenities and white gloves services. Tax abatement is available. Whether you're a busy professional, retiree or globe trotter, 801 is a MUST SEE!

Arthaus impresses from the moment you enter. The tall solid wood door with elegant hardware sets the stage, leading to a spacious, light-filled foyer with two large closets and convenient powder room and laundry facilities. The great room offers panoramic views of the city featuring a blended kitchen, living and dining space with soaring ceilings, floor to ceiling windows, wide-plank Havwood flooring and a weather-protected walk out balcony. Drenched in natural light this space is bright, airy, and feels twice its size on paper.

The chef's kitchen is everything you need for hosting, with a large center island that seats four. The upper and lower cabinets are polar white matte by Poggenpohl and the countertops Golden Gate quartz with matching backsplash. The high-end, stainless appliance



package includes: Wolf, Bosch, Sub-Zero and Asko appliances and door fronts have been fully integrated into the cabinet design for a seamless look.

The primary suite and two guest bedrooms are on the north side of the condominium.

Hardwood flooring from the great room continues into the first bedroom; perfect for an optional home office. The second bedroom is a quiet retreat for visiting guests with gorgeous skyline view and walk-in closet. The full bath in the hallway is shared by the two secondary bedrooms and is finished with porcelain Calacatta tile floors, super white quartz countertops, and polar white matte Poggenpohl cabinets. The spacious Owner's suite is wrapped in 10' floor-to-ceiling windows and features an oversized walk-in closet. A Badeloft soak-in tub, double vanity with Robern mirrors and super white quartz marble, Contempo white marble floors and shower tile, and a Kohler toilet closet complete the best-in-class bathroom package.

Arthaus is a modern masterpiece crafted by renowned developer Carl Dranoff, designed by Kohn Pedersen Fox and built by Intech Construction. Its architecture and amenities prioritize wellness and well-being, from the stunning Monet-inspired mosaic in the lobby to the private resort on the 6th and 7th floors, featuring a pool, fitness facilities, spa, salon, pet park, outdoor terraces, lawns, gardens and more. White glove services include 24-doorman, concierge, chauffeured town car and car valet.

This home comes with 1 parking license. With the 10-year tax abatement annual real estate taxes are approximately \$3,367.

Built in 2022

Essential Information

MLS® #	PAPH2049992
Price	\$1,985,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,030
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Condo/Unit, Contemporary
Status	Active

Community Information

Address	301 S Broad #801
Area	19107
Subdivision	AVENUE OF THE ARTS
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19107

Amenities

Amenities	Wood Floors, Walk-in Closet(s), Stall Shower, Sprinkler System, Recessed Lighting, Carpet, Upgraded Countertops, Master Bath(s), Soaking Tub
Utilities	Cable TV Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking	Secure Parking, Private, Paved Parking, Paved Driveway, Electric Vehicle Charging Station(s), Attendant
# of Garages	140
Garages	Covered Parking, Garage - Front Entry
View	City
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer-front loading, Dual Flush Toilets, Icemaker, Oven-Self Cleaning, Refrigerator, Stainless Steel Appliances, Washer-front loading, Energy Star Appliances, Exhaust Fan, Washer, Dryer
Heating	Heat Pump(s)
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Concrete/Block, Stone
Exterior Features	Balcony
Windows	Low-E, Storm, Double Pane
Roof	Unknown
Foundation	Slab, Pillar/Post/Pier, Permanent

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
Elementary	GEN. GEORGE A. MCCALL SCHOOL
Middle	GEN. GEORGE A. MCCALL SCHOOL
High	SOUTH PHILADELPHIA

Additional Information

Date Listed	December 1st, 2021
Days on Market	1241
Zoning	CMX-5

Listing Details

Listing Office	Dranoff Properties Realty Inc
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