

\$1,095,000 - 2128 League Ct, PHILADELPHIA

MLS® #PAPH2278418

\$1,095,000

3 Bedroom, 3.00 Bathroom, 3,200 sqft
Residential on 0.02 Acres

GRADUATE HOSPITAL, PHILADELPHIA, PA

PHASES 1 & 2 sold out!! Next available homes set to deliver in Late Spring of 2023.. Luxury townhomes with 2 - car garage parking designed by JKRP Architects. These extra wide modern townhomes at the former site of the Frankford Chocolate Factory present a unique urban experience in close proximity to Center City, major transportation routes, universities, and hospitals. Boasting nearly 3,300 square feet of living space, custom designed finish selections, and unmatched center city views. Go up the front steps into the expansive living room with 15 + high ceilings and an open floor plan concept that leads you into the dining and kitchen area. The oversized dining area features a convenient half bathroom and flows into the gourmet chef designed kitchen. The kitchen features a spready center island, quartz countertops, tile backsplash, stainless steel Cafe appliances that include drawer microwave, cooktop, double oven, and range hood. Exit the back of the kitchen to the rear deck that extends 8 feet off the rear wall: perfect for entertaining guests, outdoor grilling, and dining under the stars! Upstairs you will find two large bedrooms with large closets and a shared full bathroom. This floor is also equipped with a laundry room with gas washer and dryer and cabinets for storage. Continue to the top floor and enter the master bedroom suite with gorgeous center city views through the North facing windows. Continue down the hallway from the master bedroom to the walk-in closet



bright MLS Sold Out Available



that was meticulously designed to maximize space and efficiency. The master bath is wrapped in floor to ceiling tile and features a freestanding soaking tub, oversized shower room of seamless glass, a private lavatory, a double vanity, heated floors, and Groehe plumbing fixtures. Before you exit to the roof deck, there is a wet bar and sink conveniently located to entertain your guests as well as a half bathroom. The roof deck is complete with green roof finishes and features spectacular panoramic views of the Philadelphia skyline. Special attention has been given to the rooftop design to maximize the usable space while enjoying the benefits of having a green roof. There is additional living space in the finished basement. Perfect for use as an office, workout/fitness room, or additional sitting area. If those features aren't enough, pull into the private driveway of this development and into your two car garage. These homes have a Ring camera system and have dual-zoned energy-efficient HVAC systems with NEST thermostats. Floating staircases, metal handrails, recessed lighting throughout, and PELLA windows. Walk Score - 97, Transit Score - 100, Bike Score - 88. Conveniently located near Target, Sprouts Market, Whole Foods, Pet Smart, and on site CVS and Aldi on the way. 10 Year Tax Abatement. Taxes are estimated. Finishes shown in photos are of model home and may change or vary based on availability and builders discretion.

Built in 2022

Essential Information

MLS® #	PAPH2278418
Price	\$1,095,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	2
Square Footage	3,200
Acres	0.02
Year Built	2022
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Contemporary
Status	Active Under Contract

Community Information

Address	2128 League Ct
Area	19146
Subdivision	GRADUATE HOSPITAL
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19146

Amenities

# of Garages	2
Garages	Garage - Rear Entry, Inside Access

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Garage Access
# of Stories	3
Stories	3

Exterior

Foundation	Other
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School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	September 15th, 2023
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Days on Market 1
Zoning I2

Listing Details

Listing Office OCF Realty LLC - Philadelphia

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