

\$1,495,000 - 301 S Broad #804, PHILADELPHIA

MLS® #PAPH2347736

\$1,495,000

2 Bedroom, 2.00 Bathroom, 1,730 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 804: A stunning 2-bed, 2-bath, 1,730 SF single-level residence with Kimmel Center views priced at \$1,470,500.

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, 804 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 the large coat closet and convenient hallway bath and laundry room facilities. The great room offers 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 two tone kitchen cabinetry by Poggenpohl are polar white/Tennessee Nussbaum and the countertops Super white 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 guest bedroom are on the west side of the condominium.

The guest bedroom is a quiet retreat for visiting guests with gorgeous Kimmel Center views and walk-in closet. The full bath in the hallway 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 two step-in closets. 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 \$2,772.

Built in 2022

Essential Information

MLS® #	PAPH2347736
Price	\$1,495,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,730
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Contemporary
Status	Active

Community Information

Address	301 S Broad #804
Area	19107
Subdivision	AVENUE OF THE ARTS
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19107

Amenities

Amenities	Built-Ins, Carpet, Sprinkler System, Soaking Tub, Upgraded Countertops, Walk-in Closet(s), Wood Floors, Master Bath(s)
Utilities	Cable TV Available, Electric Available, Natural Gas Available
Parking	Attendant, Private, Secure Parking, DW - Circular, Electric Vehicle Charging Station(s)
# of Garages	140
Garages	Covered Parking, Garage - Front Entry
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer-front loading, Dual Flush Toilets, Energy Star Appliances, Icemaker, Oven-Single, Trash Compactor, Washer-front loading, Dryer - Electric, Washer
Heating	Central, Heat Pump(s)
Cooling	Central A/C, Programmable Thermostat
# of Stories	1
Stories	1 Story

Exterior

Exterior	Concrete/Block
Exterior Features	BBQ Grill, Extensive Hardscape, Secure Storage, Street Lights, Balcony
Windows	Double Pane, Energy Efficient, Low-E
Roof	Flat

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	April 26th, 2024
Days on Market	543
Zoning	CMX-5

Listing Details

Listing Office	Dranoff Properties Realty Inc
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