

\$1,750,000 - 301 S Broad #2103, PHILADELPHIA

MLS® #PAPH2347828

\$1,750,000

2 Bedroom, 2.50 Bathroom, 1,860 sqft

Residential on 0.00 Acres

AVENUE OF THE ARTS, PHILADELPHIA, PA

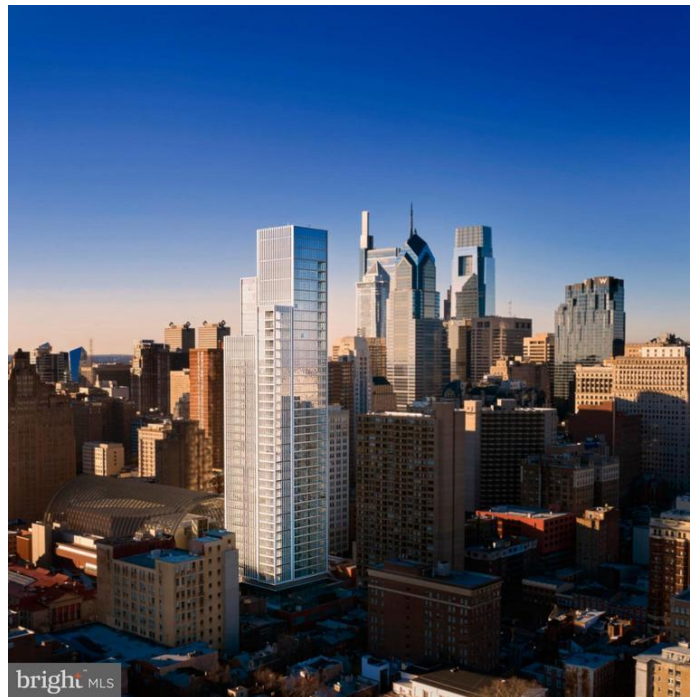
Brand New/Move-In Ready

Arthaus, a commanding new residential high-rise in Philadelphia's performing arts district, presents Unit 2103: A stunning 2-bed, 2.5-bath, 1,860 SF single-level residence with Delaware River and southern views priced at \$1,640,000 !!!

This maintenance-free, move-in-ready corner home offers high-end interior design, resort amenities, white glove services, and the utmost privacy. Tax abatement is available. Whether you're a busy professional, retiree, or globe trotter, 2103 is a MUST-SEE!

Arthaus impresses you from the moment you arrive. The beautifully grained, solid wood door swings open to a gracious foyer that's long and spacious, perfect for displaying an art collection. There's also a large storage closet, powder room, laundry facilities, and passage to the private sleeping chambers off the foyer.

Unobstructed river views fill the great room's windows where kitchen, living, and dining spaces combine in a sophisticated family lounge space. Soaring ceilings, floor-to-ceiling windows, wide-plank Havwood flooring in Fendi, and a weather-protected walk-out balcony make the room feel bright and airy, perfect for every occasion. Situated on the southeast corner of the building, 2103 is one with the sky. There's nothing as tall as



Arthaus anywhere is sight so you can see for miles and the effect is pure zen.

The chef's kitchen is top-notch, with a stylish large center island that seats four. The all polar white matte make a big statement with the Golden Gate quartz countertops and 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 one guest bedroom are on the south side of the condominium, with views of the sports stadiums. The second bedroom is a perfect spot for visiting guests. They'll love the south-facing views that go on forever. The guest bathroom features include a walk-shower tiled in Porcelain Calacatta, Kohler toilet, and Poggenpohl single sink vanity in polar white matte topped with super white quartz. The ultra-private owner's suite has two walk-in closets and a large sleeping area with southern views. The best-in-class bathroom package includes a Badeloft soak-in tub, double vanity with Robern mirrors, super white quartz marble and Poggenpohl cabinets, Contempo white marble floors and shower tile, and a Kohler toilet closet.

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 a 24-doorman, concierge, chauffeured town car, and valet.

This home comes with 1 parking license. With the 10-year tax abatement, annual real estate taxes are approximately \$3,242

Built in 2022

Essential Information

MLS® #	PAPH2347828
Price	\$1,750,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,860
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 #2103
Area	19107
Subdivision	AVENUE OF THE ARTS
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19107

Amenities

Amenities	Carpet, Recessed Lighting, Soaking Tub, Sprinkler System, Walk-in Closet(s), Wood Floors, Master Bath(s), Stall Shower
Utilities	Cable TV Available, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking	Attendant, Private, Permit Included, Concrete Driveway, Secure Parking
# of Garages	140
Garages	Covered Parking, Garage - Front Entry

Has Pool	Yes
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Interior

Interior Features	Floor Plan-Open
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Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer - Electric, Dryer-front loading, Freezer, Oven-Double, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer-front loading, Range hood, Water Dispenser, Icemaker, Dual Flush Toilets, Energy Star Appliances
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Heating	Heat Pump(s)
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Cooling	Central A/C, Multi Units, Programmable Thermostat
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# of Stories	1
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Stories	1 Story
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Exterior

Exterior	Concrete/Block
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Exterior Features	BBQ Grill, Exterior Lighting, Hot Tub, Lawn Sprinkler, Street Lights, Balcony
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Windows	Energy Efficient, Low-E
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Roof	Flat
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School Information

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

Date Listed	April 26th, 2024
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Days on Market	542
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Zoning	CMX-5
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Listing Details

Listing Office	Dranoff Properties Realty Inc
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Listing information last updated on October 19th, 2025 at 8:15pm EDT