

\$1,350,000 - 301 S Broad #802, PHILADELPHIA

MLS® #PAPH2348430

\$1,350,000

2 Bedroom, 2.00 Bathroom, 1,598 sqft

Residential on 0.00 Acres

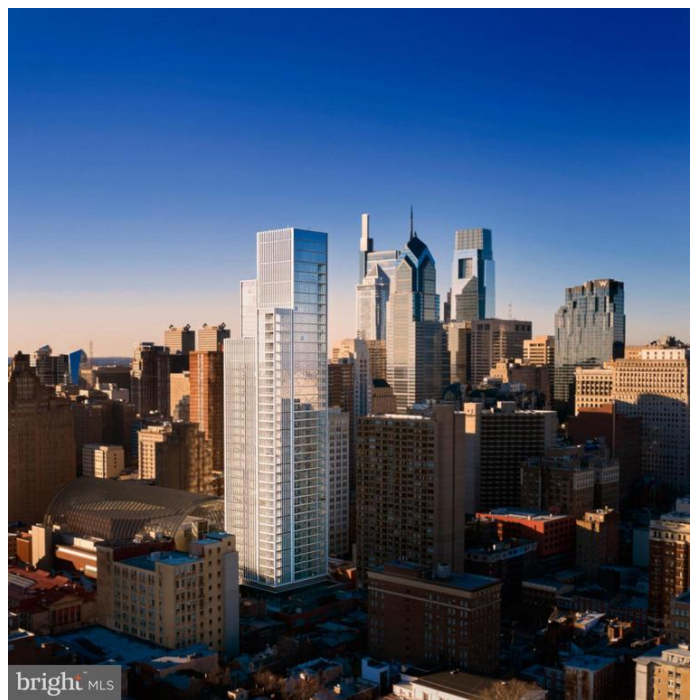
AVENUE OF THE ARTS, PHILADELPHIA, PA

Arthaus, a commanding new residential high-rise in Philadelphia's performing arts district, presents Unit 802: A stunning 2-bed, 2-bath, 1,598 SF single-level residence with City Hall and skyline views priced at \$1,350,000.

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, 802 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 walk in coat closet and convenient hallway bath 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 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 east side of the condominium.

The guest bedroom is a quiet retreat for visiting guests with gorgeous mid-town 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 an oversized walk-in closet. A Badeloft soak-in tub, double vanity with Roborn 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 \$2,569

Built in 2022

Essential Information

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Price	\$1,350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,598
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 #802
Area	19107
Subdivision	AVENUE OF THE ARTS
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19107

Amenities

Amenities	Carpet, Walk-in Closet(s), Wood Floors, Sprinkler System, Master Bath(s), Recessed Lighting, Stall Shower, Soaking Tub
Utilities	Cable TV Available, Natural Gas Available, Phone Available, Water Available
Parking	Attendant, DW - Circular, Concrete Driveway, Private
# of Garages	140
Garages	Covered Parking, Garage - Front Entry
View	City
Has Pool	Yes

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer - Electric, Dryer-front loading, Dual Flush Toilets, Icemaker, Oven-Single, Refrigerator, Washer-front loading, Cooktop, Exhaust Fan, Oven/Range-Gas, Range hood

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, Exterior Lighting, Street Lights, Balcony
Windows	Double Pane, Low-E, Energy Efficient
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 29th, 2024
Days on Market	540
Zoning	CMX-5

Listing Details

Listing Office	Dranoff Properties Realty Inc
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Listing information last updated on October 20th, 2025 at 2:45am EDT