

\$999,900 - 1606 Chestnut St #3, PHILADELPHIA

MLS® #PAPH2403802

\$999,900

3 Bedroom, 2.50 Bathroom, 2,478 sqft

Residential on 0.00 Acres

RITTENHOUSE SQUARE, PHILADELPHIA, PA

One-of-a-kind duplex loft residence located on the top two floors of 1606 Chestnut Street, a boutique elevator building in the heart of Center City. This duplex loft is over 2,000 square feet and offers the perfect legal living/workspace environment, as there are two separate entrances into the home. The top floor of this spacious 3 bedroom, 2.5 bathroom home (5th floor) offers high 10' ceilings and freshly renovated floors. There is a large great room with ample space for living and dining and a wall of oversized windows offering excellent natural light. The open kitchen features concrete countertops, sleek wood cabinetry, a breakfast bar and stainless-steel appliances, including: French door refrigerator, 4 burner gas cook-top, dishwasher, wine fridge, electric wall oven, and microwave. The spacious primary bedroom enjoys oversized windows, a large walk-in closet, and ensuite bathroom with an oversized wet room with glass enclosed shower and tub, modern double vanity, and chrome fixtures. The other two bedrooms are generously sized and feature wall closets, skylights, and access to an ensuite bathroom with modern double vanity and tub shower. Additional highlights include a side by side washer/dryer, spectacular custom-built hallway closets, and a private storage space located in the basement. The lower level of the duplex (4th floor) can be used as an office or a very spacious room/game room/playroom. The



room has huge windows beaming with natural light that overlook Two Liberty Place as well as a wet bar and powder room. There is a video intercom security system, elevator, central air, and recessed lighting throughout.

Conveniently located in the prime area of Center City, the home is surrounded by shopping, dining, and Philadelphia nightlife. It is also steps away from the Market and Broad Street office corridors (Liberty Place and Comcast), Avenue of the Arts and Rittenhouse Square.

Built in 1900

Essential Information

MLS® #	PAPH2403802
Price	\$999,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,478
Acres	0.00
Year Built	1900
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Mid-Rise 5 - 8 Floors
Style	Other
Status	Active

Community Information

Address	1606 Chestnut St #3
Area	19103
Subdivision	RITTENHOUSE SQUARE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19103

Interior

Heating	Central
Cooling	Central A/C
# of Stories	2
Stories	2 Story

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	October 8th, 2024
Days on Market	382
Zoning	CMX5

Listing Details

Listing Office	Allan Domb Real Estate
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