

\$2,995,000 - 2324 Sansom St, PHILADELPHIA

MLS® #PAPH2411436

\$2,995,000

4 Bedroom, 5.50 Bathroom, 5,200 sqft

Residential on 0.02 Acres

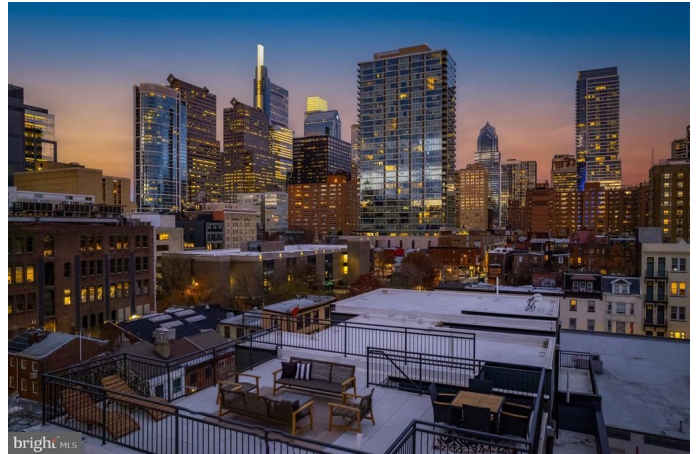
RITTENHOUSE SQUARE, PHILADELPHIA, PA

Introducing the Sansom 5 - a luxurious enclave in Rittenhouse Square which is comprised of five meticulously crafted homes in one of the city's most tranquil corners. Each residence has been thoughtfully designed to redefine contemporary urban living and stands as a testament to comfort, opulence, and meticulous attention to detail. Now, we are pleased to present one of only two stunning corner homes.

Every townhome within Sansom 5 epitomizes a work of art, featuring four bedrooms, four full bathrooms, three half bathrooms, a two-car garage, a six-stop elevator, lofted flex space, top floor club room, multiple outdoor areas, and sprawling over 5,200 square feet. Notably, each home offers a private roof deck affording immersive views of the city and the Schuylkill River.

Returning to Sansom 5 is a daily delight, with a gated driveway leading to a private two-car garage and an elevator offering access to every floor. The first level presents a gourmet kitchen fit for culinary showcases, an airy living room merging with a dining area featuring 20-foot ceilings and floor-to-ceiling windows leading to a serene patio. A modern floating staircase stands as a focal point.

The gourmet kitchen is an entertainer's dream, equipped with an 8-burner Wolf range, a 48"•



Sub-Zero refrigerator, Cove dishwasher, and an overly generous island made from a single piece of leathered quartzite.

The second floor holds a spacious guest room with an en suite bathroom and a lofted den with a wet bar and half bath. Ascend to the third floor where you'll find two guest rooms, each featuring custom en suite bathrooms and walk-in closets.

The fourth floor is dedicated to the luxurious owner's suite, your personal retreat, with a stone-wrapped fireplace, a vast walk-in closet, private balcony, and the most incredible spa bathroom that encourages relaxation. Here, you'll enjoy heated floors covered with custom tile, a large freestanding statement tub, and a walk-in shower with two rain shower heads, body sprays, a 13-foot ceiling with a skylight that showers you with water and natural light! Here you have the option to customize your home and choose between a light and bright bathroom or a dark and moody option.

Up on the fifth floor you'll find an incredible bonus room that is equipped with a half bathroom and wet bar. There are also two outdoor spaces on this level. The sliding doors on the front open up to a deck that boasts incredible city views and is structurally supported for an optional hot tub. The rear glass door opens up to a private balcony that leads to a spacious roof deck, providing unique 360 views of Center City, the Schuylkill river, and University City.

Sansom 5 is ideal for families because it's perfectly located less than one block away from Greenfield Elementary School and a few blocks away from The Philadelphia School. And to make life more enjoyable, your new home is just steps away from Rittenhouse

Square and all of the wonderful shopping on Walnut Street, The Schuylkill River Trail, and some of the most delicious eateries in the nation, such as Vernick’s Food and Drink, James Beard Winner - Friday, Saturday, Sunday, Ambrosia Ristorante, Parc, and Rouge just to name a few.

Every detail in all five of these homes has been carefully considered and meticulously executed, with a level of craftsmanship and attention to detail that is simply unparalleled. These homes are a testament to the finest that luxury living has to offer, and are sure to make you want to call one your own. Don’t miss this once-in-a-lifetime opportunity to live in one of Philadelphia’s most coveted locations in style and luxury!
Seller is offering Buyer Concessions.

Built in 2022

Essential Information

MLS® #	PAPH2411436
Price	\$2,995,000
Bedrooms	4
Bathrooms	5.50
Full Baths	4
Half Baths	3
Square Footage	5,200
Acres	0.02
Year Built	2022
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Contemporary
Status	Active

Community Information

Address	2324 Sansom St
Area	19103

Subdivision	RITTENHOUSE SQUARE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19103

Amenities

Amenities	Elevator, Laundry Chute, Soaking Tub, Walk-in Closet(s), Wet Bar/Bar, Wood Floors
Parking	Concrete Driveway, Electric Vehicle Charging Station(s), Under Home Parking
# of Garages	2
Garages	Garage - Rear Entry, Inside Access
View	City, Panoramic, River, Water

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Dryer, Freezer, Oven/Range-Gas, Range hood, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer, Water Heater
Heating	Central, Zoned
Cooling	Central A/C, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	6
Stories	6

Exterior

Exterior Features	Exterior Lighting, Deck(s), Roof Deck, Balconies-Multiple
Lot Description	Corner Lot
Foundation	Slab

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
Elementary	GREENFIELD
Middle	GREENFIELD
High	BENJAMIN FRANKLIN

Additional Information

Date Listed	October 17th, 2024
Days on Market	368
Zoning	CMX4

Listing Details

Listing Office	OCF Realty LLC - Philadelphia
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