

\$3,995,000 - 530-536 Moreland Ave, PHILADELPHIA

MLS® #PAPH2455720

\$3,995,000

8 Bedroom, 7.50 Bathroom, 6,000 sqft

Residential on 1.02 Acres

CHESTNUT HILL, PHILADELPHIA, PA

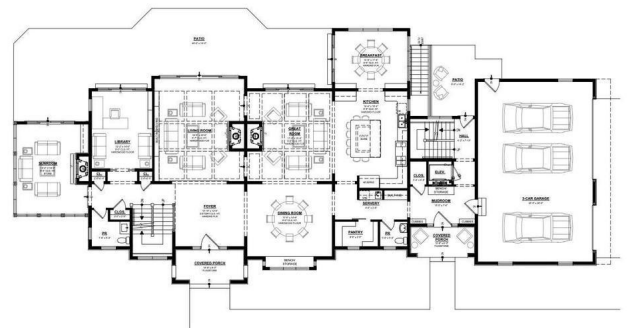
Build Your Dream Home in Prestigious Chestnut Hill! Experience the vision for an extraordinary estate home with rendered designs showcasing a magnificent 6,000-square-foot residence featuring 8 bedrooms, 6 full baths, and 3 half baths; a grand two-story foyer; gourmet kitchen; bright sunroom; expansive great room; elegant library; and a finished basement with a home theater, wine cellar, guest suite, and exercise room. This rendered concept—valued at approximately \$3.995 million—illustrates the level of luxury achievable on this rare, fully approved 1.02-acre lot located on West Moreland Ave in the prestigious St. Martins area of Chestnut Hill. Approved by Philadelphia Licenses & Inspections as two equal 0.51-acre lots, this flat, buildable site offers unique flexibility to develop a single custom estate or two separate residences. Two additional renderings feature elegant 4,500-square-foot designs—each envisioned for one of the 0.51-acre lots. These supplemental plans are examples of how the property can be developed in dual ways, with further design and customization available in collaboration with Cunningham Architecture, Inc. Situated on West Moreland Ave—one of the most coveted and expansive streets in Chestnut Hill and Philadelphia—this property benefits from an address synonymous with prestige. The street is renowned for its impressive width, mature tree canopies, and stately,



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SECOND FLOOR PLAN

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turn of the century mansions that echo a rich architectural heritage. Living here connects you to Chestnut Hill's storied past and enduring elegance. The neighborhood is enriched by abundant amenities and natural beauty. Just one block away is the Valley Green entrance of Wissahickon Valley, providing scenic trails and outdoor recreation. Just a few blocks away, walk to the Philadelphia Cricket Club and the expansive campus of Springside Chestnut Hill Academy. Nearby, Pastorius Park hosts a summer concert series and community events. A 12-minute walk along the charming, cobblestoned Germantown Ave leads to the Chestnut Hill shopping district, where boutique shops, cozy coffee spots, eclectic eateries, and artisan studios offer a vibrant urban lifestyle combined with suburban serenity. The lot is fully equipped with essential utilities—water, gas, electric, phone/cable, and septic sewer—simplifying the development process. Whether you choose to create one magnificent estate home or two complementary residences on the divided parcels, this property provides an exceptional foundation for a landmark residence. Chestnut Hill offers a rare blend of city energy and suburban tranquility, with quiet, tree-lined streets, top-rated schools, well-maintained parks, and a wealth of cultural, dining, and shopping options. Excellent public transportation, including nearby SEPTA regional rail, ensures that Center City Philadelphia is never far away. Offered at \$1,875,000, this property represents an unparalleled opportunity to build a personalized masterpiece that reflects your unique vision while standing as a lasting testament to the elegance and vibrancy of Chestnut Hill. Detailed information, including available plans and customization options, is available upon request.

Essential Information

MLS® #	PAPH2455720
Price	\$3,995,000
Bedrooms	8
Bathrooms	7.50
Full Baths	6
Half Baths	3
Square Footage	6,000
Acres	1.02
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	530-536 Moreland Ave
Area	19118
Subdivision	CHESTNUT HILL
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19118

Amenities

# of Garages	4
Garages	Garage - Side Entry
View	Trees/Woods

Interior

Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Full
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone
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Lot Description	Secluded, Backs to Trees, Cleared, Landscaping, Partly Wooded
Roof	Slate
Foundation	Concrete Perimeter

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	March 11th, 2025
Days on Market	228
Zoning	RSD1

Listing Details

Listing Office	HomeZu
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