

\$8,105,400 - 223 S 6th St #701, PHILADELPHIA

MLS® #PAPH2473830

\$8,105,400

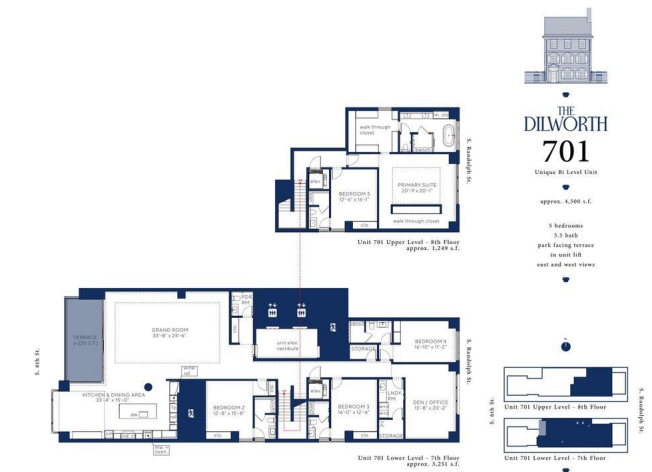
5 Bedroom, 5.50 Bathroom, 4,500 sqft
Residential on 0.00 Acres

WASHINGTON SQ, PHILADELPHIA, PA

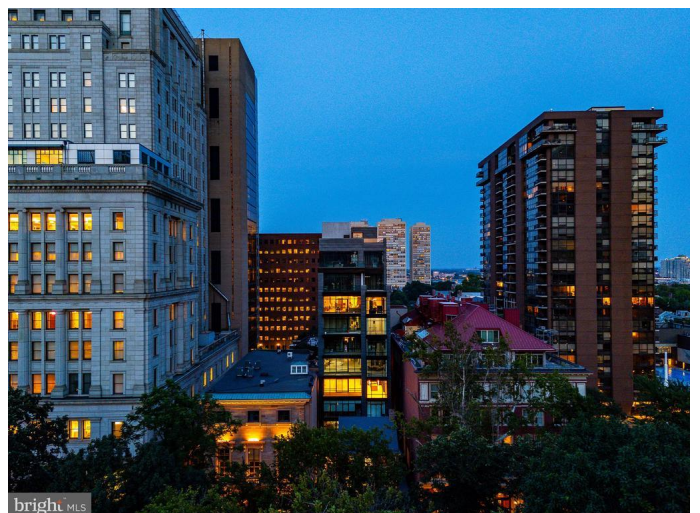
An Iconic Location Built for the Visionary. Introducing The Dilworth House – a masterful fusion of architectural heritage, elevated design, and modern sophistication overlooking Philadelphia’s iconic Washington Square Park. Developed by Astoban Investments and brought to life by CBP Architects, the award-winning firm originally founded by Cecil Baker, this limited collection of just eight luxury residences stands among the city’s most refined offerings.

Rooted in the legacy of Mayor Richardson Dilworth, who helped lead the revitalization of Society Hill, The Dilworth House pays homage to its past with stately Colonial Revival architecture by G. Edwin Brumbaugh, echoing the grace of Dilworth’s original 1957 mansion while embracing the craftsmanship of today’s luxury living. Behind a gated, professionally landscaped entry, residents are welcomed into a world of privacy, sophistication, and quiet grandeur.

Residence 701 spans approximately 4,500 sq ft and features a 220 sq ft terrace facing Washington Square Park, with sunset views to the west and eastern exposures across the east wing. A private elevator opens directly into a gallery-style foyer leading to expansive living and dining areas framed by floor-to-ceiling windows and wide-plank European oak floors. The kitchen by The Cut,



brigh MLS



meticulously crafted in Italy, integrates imported cabinetry and porcelain surfaces, equipped with top-tier Gaggenau appliances, including double ovens and a built-in espresso system.

The primary suite enjoys direct terrace access, a custom dressing area, and a spa-inspired marble bath with radiant-heated floors, soaking tub, glass-enclosed steam shower, and dual vanities. Four additional ensuite bedrooms provide flexibility for guests, office, or studio use, each offering generous closets and refined finishes imported from Italy.

Building amenities include one of the most beautiful lobbies in Philadelphia, a residents-only fitness studio by Technogym, storage, and a state-of-the-art automated parking system that allows you to park and retrieve your car at the touch of a button. Residents also benefit from reinforced concrete construction, soundproofing, secure access, Lutron lighting, two-zone HVAC, and smart-home integration.

This architecturally significant development offers expansive private terraces – including some of the largest penthouse terraces in Philadelphia – for seamless indoor/outdoor living and panoramic views of Washington Square Park and the Delaware River. A 10-year tax abatement and low condo fees add meaningful long-term value.

Located in the Society Hill / Washington Square district, residents are steps from Talula™s Garden, Zahav, Morimoto, and Old City™s cultural venues, with easy access to I-95, I-676, and 30th Street Station. One parking space is included; an additional space is available for purchase.

The Dilworth House represents a rare

opportunity to own new construction directly on Washington Square Park, a residence that honors its historic past while redefining modern luxury living in Philadelphia.

Built in 2023

Essential Information

MLS® #	PAPH2473830
Price	\$8,105,400
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,500
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Contemporary
Status	Active

Community Information

Address	223 S 6th St #701
Area	19106
Subdivision	WASHINGTON SQ
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19106

Amenities

Utilities	Cable TV, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	1
Parking	Assigned, Electric Vehicle Charging Station(s), Private
# of Garages	1
Garages	Garage - Rear Entry, Underground

Interior

Heating	Radiant, Forced Air
Cooling	Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior Features Sidewalks, Street Lights, Other, Terrace

School Information

District PHILADELPHIA CITY

Additional Information

Date Listed	May 5th, 2025
Days on Market	167
Zoning	CMX4

Listing Details

Listing Office BHHS Fox & Roach At the Harper, Rittenhouse Square

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Listing information last updated on October 18th, 2025 at 12:45pm EDT