

\$729,000 - 670 N 13th Street, PHILADELPHIA

MLS® #PAPH2478504

\$729,000

3 Bedroom, 3.50 Bathroom, 2,540 sqft

Residential on 0.03 Acres

FAIRMOUNT, PHILADELPHIA, PA

Stylishly Upgraded & Move-In Ready at The Residences at Park Avenue!

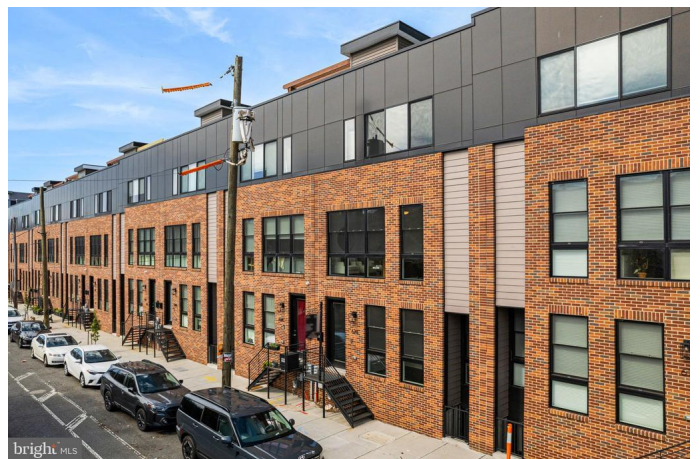
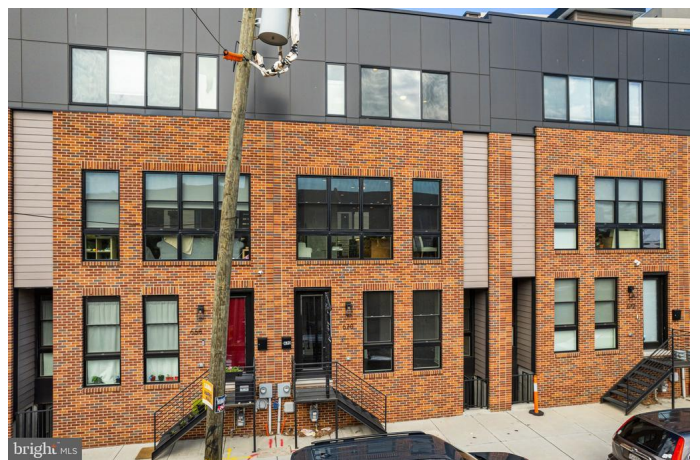
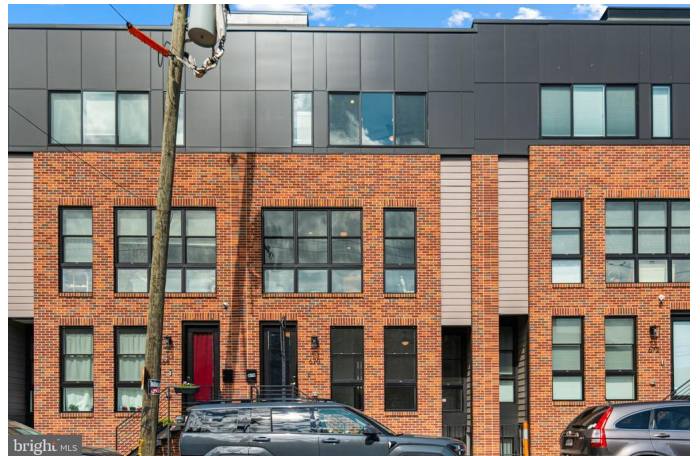
Avoid the typical first-year headaches of new construction with this like-new, impeccably maintained home in The Residences at Park Avenue—a modern community of 28 designer townhomes ideally located between Fairmount and Northern Liberties.

Upon arrival, enjoy the ease of your covered 2-car carport before entering the first floor, where you’ll find a bright guest suite with full bath, and a spacious den/bonus area—perfect for a home office, media room, or lounge.

The main level offers a thoughtfully designed open-concept living space where style meets functionality. The kitchen features custom black cabinetry, black quartz countertops, and a matching full quartz backsplash for a sleek, contemporary look. Gold finishes, including an upgraded pot filler, add just the right amount of glam. The beverage center, complete with wine rack, beverage fridge, and extra storage, elevates your dining experience—ideal for entertaining.

Added upgrades on this level include a powder room and a walk-in pantry, maximizing both comfort and convenience. A large deck just off the kitchen further extends your living space outdoors—perfect for dining al fresco or relaxing in the sun.

Upstairs, the primary suite is a true retreat, boasting a walk-in closet and a spa-inspired bath with frameless glass shower, gold



fixtures, and designer-selected finishes. A second large bedroom and a stylish full bath complete this level.

Take in panoramic views of the City Skyline from your expansive 400+ sq ft rooftop deck—an urban oasis made for entertaining or unwinding above the city.

Downstairs, the finished basement offers 9-ft ceilings, luxury vinyl plank flooring, and over 700 sq ft of additional flexible space—ideal for a gym, media room, sports room, playroom, or guest space.

Enjoy unmatched convenience with quick access to the Broad Street Line, putting stadiums and downtown just minutes away. Grab your essentials at nearby Aldi, or stroll to local favorites like Santucci’s, Osteria, The MET, Fairmount Avenue, and the Divine Lorraine.

With approximately 8+ years remaining on the full tax abatement, this home offers exceptional value in one of Philadelphia’s most dynamic neighborhoods.

Don’t miss this rare opportunity to own a fully upgraded, move-in ready home in one of the city’s most exciting communities. Photos coming soon!

Built in 2023

Essential Information

MLS® #	PAPH2478504
Price	\$729,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,540
Acres	0.03

Year Built	2023
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Other
Status	Active

Community Information

Address	670 N 13th Street
Area	19123
Subdivision	FAIRMOUNT
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19123

Amenities

Amenities	CeilingFan(s), Entry Lvl BR, Master Bath(s), Recessed Lighting, Sprinkler System, Wood Floors, Walk-in Closet(s)
Parking	Asphalt Driveway, Electric Vehicle Charging Station(s), Lighted Parking

Interior

Interior Features	Efficiency, Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Cooktop, Dishwasher, Disposal, Dryer, Oven-Wall, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Sump Pump, Other
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding, Vinyl Siding
Exterior Features	Exterior Lighting, Balcony, Deck(s), Patio, Roof Deck
Foundation	Other

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	May 9th, 2025
Days on Market	170
Zoning	RESIDENTIAL

Listing Details

Listing Office	KW Empower
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