

\$949,000 - 2314 South St, PHILADELPHIA

MLS® #PAPH2483876

\$949,000

3 Bedroom, 2.50 Bathroom, 2,614 sqft
Residential on 0.03 Acres

FITLER SQUARE, PHILADELPHIA, PA

Live-work-play in one of Philly's most dynamic settings: the intersection of Fitler Square and Graduate Hospital. Located in the Greenfield School catchment (Blue-Ribbon elementary schooling) and just up the block from The Philadelphia School (TPS) and multiple Goddard School locations, this bespoke residence was gut renovated in 2018 to create a family-friendly living environment. The property boasts 3bd x 2.5ba across 2600 SF with a full unfinished basement for storage. Handpicked designer interiors coupled with a distinctive floorplan, multiple outdoor spaces and a prominent address make 2314 South irreplaceable real estate. The top floor features a magazine-worthy, deluxe gourmet kitchen with timeless selections and materials which flows right into the spacious living room with a fireplace and dazzling skyline views. A custom banquette for dining and a rear deck for outdoor dining/entertaining complete this level. The oversized primary suite on the 2nd floor features a full frame glass shower with rainhead, custom double vanity, walk-in closet and fireplace. A rear bedroom is adjacent to the 2nd floor hall bathroom with mosaic tile, tub/shower combination and LED mirror above a marble top vanity. An oversized in-law suite on the ground floor rear (or 3rd bedroom alternatively) features an urban garden/putting green. 2314 South features a true 600 SF home office "ideal for the "work from home" lifestyle" with its own private entrance PLUS a kitchenette and powder room on the



ground floor. The home office connects via doorway to the in-law suite, where a custom secret staircase was built to access the in-law suite without having to pass through the office. The entire first floor can be open flow, or contained into two spaces, depending on preference. The laundry room with full washer/dryer and quartz folding counter is located at the base of the secret stair between the office/in-law suite. Walkable to some of the city's best "soon-to-be" Michelin-star-rated and James Beard-nominated/winning restaurants, parks and urban amenities, this supreme cosmopolitan location provides easy access to all major avenues and expressways in the region, as well as Amtrak's 30th Street Station " just across the river. Two supermarkets are located within one block, in addition to multiple boutique cafes and neighborhood-favorite local restaurants. CHOP, PENN, HUP, DREXEL are just a short stroll over the South Street Bridge. CHOP is in the midst of completing their 2nd world-class medical research tower just 3 blocks west. Center City AND University City are right at your doorstep from this location. Hear the crowds from Franklin Field from 2314 South Street during the famous Penn Relays and fall football games @ UPENN. Stroll into Rittenhouse Square for the best high street shopping and gourmet dining on the east coast. Access the Schuylkill River Trail (rated USA's best) in minutes for cycling, walking and running. Dog parks, pocket parks, and all of the urban conveniences of this Top-10 USA MSA are easily accessible from 2314 South Street. Ample street parking is available in the neighborhood for residents. Amazon is on the corner" never miss a package! Wawa, Starbucks, CVS, Rita's, South Square Market, Heirloom by Giant (and more) are all within 2 blocks in this amenity-rich neighborhood. Available immediately in one of the most high-demand locations in Philadelphia, where

limited inventory for turnkey luxury homes exists.

Built in 1915

Essential Information

MLS® #	PAPH2483876
Price	\$949,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,614
Acres	0.03
Year Built	1915
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Contemporary
Status	Active



Community Information

Address	2314 South St
Area	19146
Subdivision	FITLER SQUARE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19146

Amenities

View	City
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Interior

Heating	Central, Other, Zoned
Cooling	Ductless/Mini-Split, Central A/C, Ceiling Fan(s)
Has Basement	Yes
Basement	Unfinished
# of Stories	3

Stories3

Exterior

Exterior FeaturesDeck(s), Breezeway
RoofFlat
FoundationConcrete Perimeter

School Information

DistrictPHILADELPHIA CITY

Additional Information

Date ListedMay 16th, 2025
Days on Market163
ZoningRM1

Listing Details

Listing OfficeKeller Williams Liberty Place

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