

\$3,395,000 - 109 S 24th St, PHILADELPHIA

MLS® #PAPH2487682

\$3,395,000

4 Bedroom, 5.00 Bathroom, 5,300 sqft
Residential on 0.03 Acres

FITLER SQUARE, PHILADELPHIA, PA

Welcome to The Residences at Extrava – an exclusive gated community redefining upscale urban living in the heart of Philadelphia’s prestigious Fitler Square neighborhood. This expansive 5,300+ square foot home blends sophisticated design with exceptional functionality and is being offered fully furnished, making it truly turnkey. Set on a quiet block, these 28-foot-wide homes offer an extraordinary sense of space and volume rarely found in the city. Featuring 4 generously sized bedrooms, 4 full bathrooms, 2 powder rooms, and a private 3-car garage with soaring 13-foot ceilings – ideal for car lifts and up to 6-car capacity – this home was designed with the modern luxury buyer in mind. A six-stop elevator services every level, from the dramatic double-height foyer to the show stopping rooftop deck with panoramic skyline views and a private hot tub. Interior finishes were curated in collaboration with Gnome Architects, J. THOM Design, and Zatos Investments, resulting in a seamless blend of modern conveniences and local craftsmanship. Rich herringbone hardwood flooring, custom white-oak floating staircases, and expansive walls of glass define the main living level. The kitchen is a chef’s dream – outfitted with Sub-Zero and Wolf appliances, imported Mobalco cabinetry from Spain, a quartz waterfall island, hidden butler’s pantry, and tray-ceiling dining area. A lofted den level provides incredible flexibility – ideal for entertaining, working from



home, or relaxing—featuring a wet bar, metal slat accent wall, and glass railing system. Upstairs, two guest bedrooms include private en-suite baths and walk-in closets, while a dedicated laundry room features full tile work, built-in shelving, and a utility sink. The primary suite is a luxurious retreat covering an entire floor, complete with a wraparound balcony, wet bar, and fully customized California Closet. The spa-like bath boasts heated floors, dual rain showers, steam room, soaking tub, and floating dual vanities. Finally, the top offers the ultimate indoor-outdoor lifestyle: a sky lounge with powder room and wet bar that opens directly onto an oversized roof deck with a hot tub and unobstructed Center City and river views. Additional highlights include automated blinds on all windows, full Smart Home wiring, and a 10-year property tax abatement (ends 8/31/2034). Fidler Square is celebrated for its blend of historic charm and modern conveniences, with access to the Schuylkill River Trail, top-ranked schools including Albert M. Greenfield, major medical institutions, and the region’s top universities just minutes away. Extrava isn’t just a home—it’s a lifestyle statement.

Built in 2023

Essential Information

MLS® #	PAPH2487682
Price	\$3,395,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	5,300
Acres	0.03
Year Built	2023
Type	Residential

Sub-Type	Interior Row/Townhouse
Style	Straight Thru
Status	Active

Community Information

Address	109 S 24th St
Area	19103
Subdivision	FITLER SQUARE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19103



Amenities

Amenities	Elevator
# of Garages	3
Garages	Inside Access, Garage - Rear Entry, Oversized, Garage Door Opener

Interior

Heating	Forced Air
Cooling	Central A/C
# of Stories	5
Stories	5

Exterior

Foundation	Other
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School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
Elementary	GREENFIELD ALBERT
Middle	GREENFIELD ALBERT

Additional Information

Date Listed	June 2nd, 2025
Days on Market	144
Zoning	CMX4

Listing Details

Listing Office	KW Empower
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Listing information last updated on October 23rd, 2025 at 6:30am EDT