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

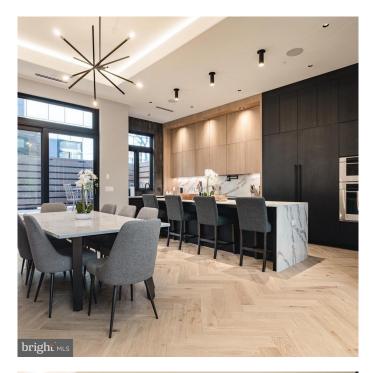
MLS® #PAPH2487682

## \$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 â€" 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 ceilingsâ€"ideal for car lifts and up to 6-car capacityâ€"this home was designed with the modern luxury buyer in mind. A six-stop elevator services every level, from the dramatic double-height fover 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 dreamâ€"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 flexibilityâ€"ideal for entertaining, working from





home, or relaxingâ€"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). Fitler 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 homeâ€"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 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

#### **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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