

\$1,550,000 - 246 Montrose St, PHILADELPHIA

MLS® #PAPH2491302

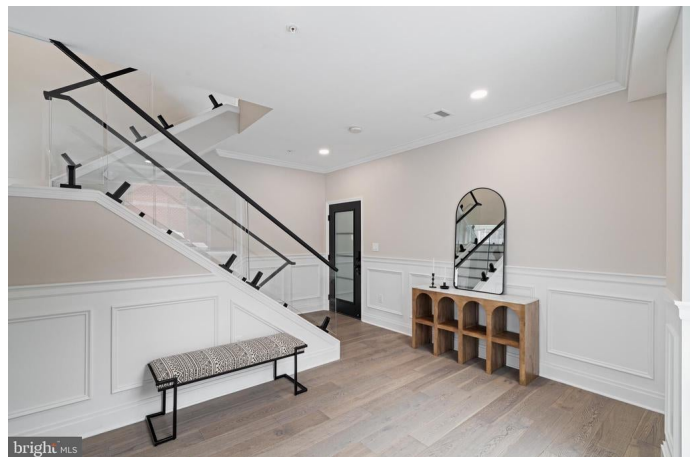
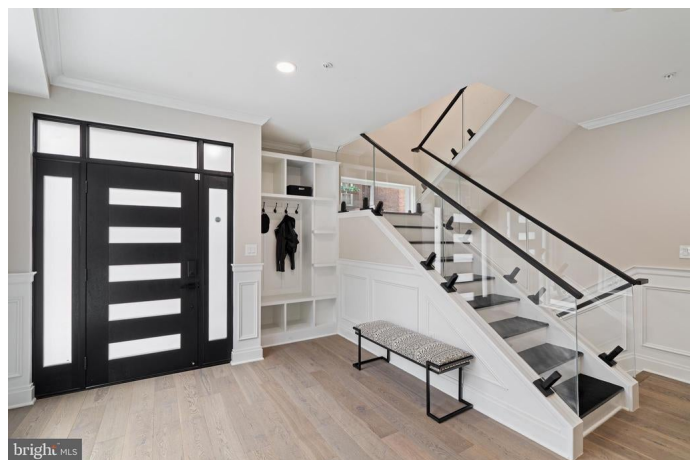
\$1,550,000

4 Bedroom, 4.50 Bathroom, 3,142 sqft

Residential on 0.00 Acres

QUEEN VILLAGE, PHILADELPHIA, PA

Welcome to The Estates at Queen Village, a rare opportunity to own a brand new custom luxury townhome in one of Philadelphia's most sought-after and culturally rich neighborhoods. Surrounded by tree-lined streets, award-winning restaurants, artisan cafés, and historic architecture, this 3,600+ sq. ft. corner masterpiece delivers the ultimate blend of city living, modern design, and suburban-style space – all with the added benefit of a full 10-year tax abatement. Perfectly positioned on a sun-drenched corner lot, this end-unit home is wrapped in light and elegance, offering unmatched privacy, elevated finishes, and the charm of a quiet block just steps from premier amenities. Designed with a striking white brick faade, the exterior honors traditional Philadelphia character while introducing refined, modern craftsmanship throughout. Inside, this 4-bedroom, 4.5-bath residence showcases thoughtful architectural detail, premium materials, and custom designer touches at every turn. The one-car garage features epoxy-coated floors, an electric vehicle charger, and double garage doors for enhanced privacy and security—a rare and valuable feature for city living. A tailored mudroom with built-in storage and direct garage access provides a seamless and practical entry point. The finished lower level offers radiant heated floors, a sleek wet bar with wine fridge, a beautifully tiled spa-style bathroom, and a versatile bedroom ideal for



guests, an office, or in-home gym. A convenient first laundry area completes the lower level. A floating staircase with glass and aluminum railings leads to the open-concept main floor, where soaring 12-foot ceilings, wide-plank white oak floors, and expansive windows bring in abundant natural light. The formal living area is anchored by a dramatic gas fireplace and flows effortlessly into the dining space and chef's kitchen. Outfitted with custom European cabinetry, a full suite of Viking appliances, and a bold waterfall-edge quartz island, the kitchen is as functional as it is striking. A chic powder room with a smart toilet and LED mirror adds a layer of contemporary polish. The third level is a dedicated sanctuary for the primary suite, featuring a custom accent wall, two large walk-in closets, and a spa-like bath complete with radiant heated floors, a freestanding soaking tub, frameless glass rain shower, floating double vanities, LED mirrors, and full-height designer tilework. The fourth level offers two additional bedrooms, including an en-suite with a private balcony, plus a third full bathroom and second laundry room for added convenience. A stylish wet bar creates the perfect lead-in to the crown jewel of the home: a private rooftop deck finished with fiberglass tile flooring, custom lighting, and unobstructed panoramic views of the Philadelphia skyline. Whether entertaining under the stars or enjoying quiet mornings above the city, this space delivers a true urban retreat. With high-efficiency mechanicals, top-tier fixtures, and meticulous design, 246 Montrose Street redefines modern luxury in a historic setting. This one-of-a-kind corner residence offers the rare opportunity to own new construction of the highest quality in the heart of Queen Village. Your luxury urban sanctuary awaits.

Built in 2024

Essential Information

MLS® #	PAPH2491302
Price	\$1,550,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,142
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Traditional, Contemporary
Status	Active

Community Information

Address	246 Montrose St
Area	19147
Subdivision	QUEEN VILLAGE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19147

Amenities

Amenities	Bathroom - Jetted Tub, CeilingFan(s), Crown Molding, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Wet Bar/Bar, Soaking Tub, Bathroom - Walk-In Shower, Wood Floors
Utilities	Cable TV Available
Parking	Under Home Parking, Private
# of Garages	1
Garages	Inside Access, Garage - Front Entry
View	City

Interior

Interior Features	Efficiency
Appliances	Built-In Microwave, Dishwasher, Commercial Range, Dryer - Gas, Dual Flush Toilets, Energy Star Appliances, ENERGY STAR Clothes Washer,

	ENERGY STAR Refrigerator, ENERGY STAR Dishwasher, Oven-Double, Oven/Range-Gas, Range hood, Stainless Steel Appliances, Washer/Dryer Stacked, Water Heater - High-Efficiency
Heating	Energy Star Heating System, Programmable Thermostat, Forced Air
Cooling	Central A/C, Energy Star Cooling System, Programmable Thermostat
Has Basement	Yes
Basement	Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	4
Stories	4

Exterior

Exterior	Concrete/Block, Steel Siding
Exterior Features	Exterior Lighting, Roof Deck, Other, Balconies-Multiple, Roof Deck
Lot Description	Corner Lot
Windows	Energy Efficient, Sliding
Roof	Fiberglass
Foundation	Permanent, Concrete Perimeter

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	June 7th, 2025
Days on Market	139
Zoning	RESIDENTIAL

Listing Details

Listing Office	SERHANT PENNSYLVANIA LLC
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