

\$1,595,000 - 262 S 16th St #7, PHILADELPHIA

MLS® #PAPH2492060

\$1,595,000

2 Bedroom, 2.00 Bathroom, 1,407 sqft

Residential on 0.00 Acres

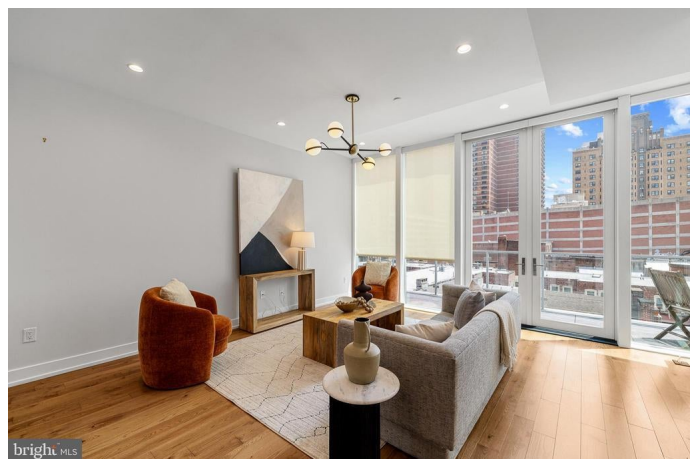
RITTENHOUSE SQUARE, PHILADELPHIA, PA

Welcome to Unit 7 at 262 South 16th Street, a rare full-floor condominium offering over 1,400 square feet of refined living space in the heart of Rittenhouse Square. This two-bedroom, two-bath residence blends timeless elegance with modern comfort, featuring soaring 10.5-foot ceilings and expansive windows that bathe the home in natural light.

Step off the private elevator directly into the home, where an open-concept layout invites effortless living and entertaining. The spacious living and dining area flows seamlessly onto a large private balcony, perfect for indoor-outdoor entertaining or enjoying a quiet city moment. At the heart of the home is a chef's dream kitchen, showcasing custom cabinetry, designer appliances, and a grand center island with waterfall quartz countertops. A private roof deck crowns the home, offering panoramic city views—an exceptional space for dining al fresco, sunbathing, or evening relaxation.

Finishing the home is the opulent primary suite comprised of a large bedroom with floor-to-ceiling windows, a walk-in closet, and an indulgent, spa-like en-suite adorned with a free-standing soaking tub, rainfall shower-heads, and a double vanity. The second bedroom is generously sized and served by a sleek full bathroom, offering flexibility for guests, work-from-home, or additional living space.

Additional highlights include central air,



hardwood floors throughout, in-unit laundry, and six years remaining on the tax abatement, ensuring long-term value. Seller is offering 1 year prepaid parking at 1500 Locust St Parking Garage (1 Block away)

Perfectly positioned just steps from the lush greenery of Rittenhouse Square, this home is surrounded by acclaimed restaurants, boutique shops, and cultural landmarks—making it a rare offering for those seeking luxurious, low-maintenance living in one of Philadelphia’s most prestigious neighborhoods.

Built in 2020

Essential Information

MLS® #	PAPH2492060
Price	\$1,595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,407
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Mid-Rise 5 - 8 Floors
Style	Condo/Unit
Status	Active

Community Information

Address	262 S 16th St #7
Area	19102
Subdivision	RITTENHOUSE SQUARE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19102

Amenities

Parking	Prepaid
# of Garages	1
Garages	Covered Parking

Interior

Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Foundation	Other
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School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	June 14th, 2025
Days on Market	132
Zoning	CMX3

Listing Details

Listing Office	KW Empower
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Listing information last updated on October 23rd, 2025 at 2:16pm EDT