

\$460,000 - 2248 Earp St, PHILADELPHIA

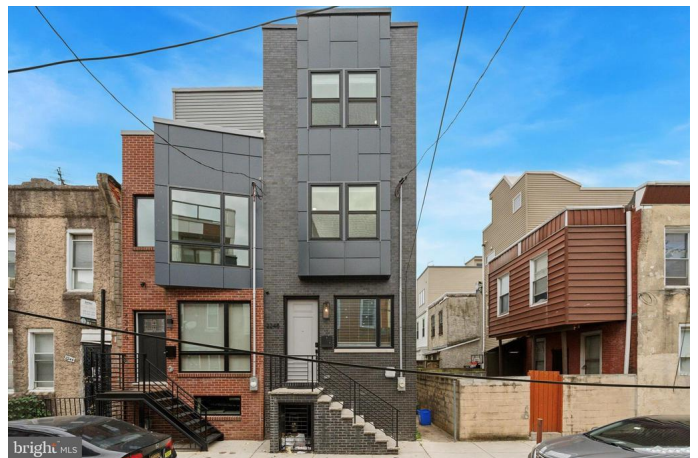
MLS® #PAPH2493232

\$460,000

3 Bedroom, 2.50 Bathroom, 2,151 sqft
Residential on 0.02 Acres

POINT BREEZE, PHILADELPHIA, PA

SELLER NOW OFFERING \$5,000 towards your closing costs at closing. Get everything you expect in a newly built home—stylish contemporary kitchen and baths, finished basement, and a full-floor primary suite—along with a beyond-impressive skyline view in a great Point Breeze location. This is the last house on the block that ends at Wharton Square Park, putting the park entrance in view from your front steps. The open-plan first floor has super high ceilings with crown molding, recessed lighting and hardwood floors through the living, dining and showroom kitchen. Here 42-inch white Shaker-style cabinets have contrasting black hardware and a glossy black subway tile backsplash and quartz countertops with thick black veining. The stainless steel LG appliance package includes a slide-in range with convection oven and French door fridge. This level gets great natural light from an oversized front casement window and sliders to the rear, which offers a nice-size patio with privacy fence. No fighting over who gets which room—the second floor has two bedrooms of equal generous size with large closets, and there’s a large hall bath with marble vanity, Smart mirror, large-format veined porcelain tile floor and full-wall surround in the step-in shower with penny tile floor and frameless glass doors. The primary suite occupies the third floor, offering a good-sized bedroom, large walkthrough closet and a resort-worthy bathroom with a marble double



vanity with Smart mirror, dramatic soaking tub and large-format charcoal porcelain tile floor and full-wall surround in the large shower with frameless glass doors. There's a wet bar at the landing on the way out to the roof deck with absolutely jaw-dropping panoramic skyline views to the north and treetops from the park to the west. There's another 500-plus square feet of living space in the basement, which has a handsome powder room, laundry closet with LG Thing frontloaders, and a large space at the back for whatever you need—home office, playroom or media room. In addition to being super close to the park, you're just three blocks to a stretch of Washington Ave that's seeing an explosion of new retail and dining, both up-and-running and coming soon.

Built in 2023

Essential Information

MLS® #	PAPH2493232
Price	\$460,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,151
Acres	0.02
Year Built	2023
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Contemporary
Status	Active

Community Information

Address	2248 Earp St
Area	19146
Subdivision	POINT BREEZE

City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19146

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished
# of Stories	3
Stories	3

Exterior

Foundation	Other
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School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	June 23rd, 2025
Days on Market	124
Zoning	RSA5

Listing Details

Listing Office	Elfant Wissahickon-Rittenhouse Square
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