

\$1,650,000 - 742 S Broad St, PHILADELPHIA

MLS® #PAPH2495294

\$1,650,000

4 Bedroom, 5.00 Bathroom, 4,064 sqft

Residential on 0.02 Acres

GRADUATE HOSPITAL, PHILADELPHIA, PA

1 CAR ATTACHED GARAGE PARKING + 1 YEAR PREPAID 2ND CAR PARKING AT NEARBY GARAGE, TAX ABATEMENT, ELEVATOR, TWO OUTDOOR SPACES, STUNNING DESIGN: Set along the iconic Avenue of the Arts in Philadelphia's Graduate Hospital neighborhood, the ten home collection at Lydian Place are a rare blend of elegance, modernity, and intelligent urban design. Designed by regarded Asher, Staugnwhite + Partners, the home spans over 4,000 square feet across six expansive levels connected by a private six-stop elevator, including direct access from inside the garage to easily move groceries from the car to the kitchen with the push of a button, and offers both refined living and long-term value in one of the city's most dynamic corridors. The residence welcomes with soaring ceilings, rich natural light, and a clean, modern aesthetic that allows every detail to speak. The second floor main level flows seamlessly from a generous living area anchored by a sleek gas fireplace to a dining space and custom kitchen with exceptional appliances by Bosch, Wolf and Sub-Zero—crafted for the way we entertain now, with form and function perfectly in balance. A full-floor primary suite provides a true sanctuary, complete with two walk-in owners' closets and a spa-inspired bath featuring a freestanding soaking tub, dual vanities, walk-in shower, water closet, and calming finishes throughout. Additional bedrooms are thoughtfully designed for



comfort and privacy, offering ideal accommodations for family or guests. The fully finished basement level offers remarkable versatility. It can be outfitted as a private guest suite with a bedroom, full bath, and living area—or reimagined as a wellness floor with space for a home gym, yoga studio, and separate bath. The possibilities are as limitless as the layout is functional. Atop it all, a generous pilot house leads to two expansive roof decks with sweeping views of the Philadelphia skyline—an extraordinary outdoor living experience in the heart of the city. What makes this home especially compelling is its unique position as both a lifestyle and investment opportunity. With approximately six years remaining on the property tax abatement, owners enjoy significant long-term savings, while the home's size, design, and location make it extremely attractive to discerning renters—should one ever wish to lease it. Located in one of Philadelphia's most walkable and transit-accessible areas, the property boasts a Walk Score of 97 and a Rider's Score of 99. World-class dining, theater, museums, parks, boutiques, and the cultural heartbeat of the city are just steps away. More than a home, this is a lifestyle offering for the design-conscious, arts-loving city dweller who wants to live with intention—someone who values both the pleasures of home and the vibrancy of urban life just beyond their door. Whether as a primary residence or a long-term investment in one of Philadelphia's most desirable neighborhoods, this property delivers exceptional value, architectural distinction, and a way of living that's anything but ordinary. Additional street parking is always easy to find!

Built in 2021

Essential Information

MLS® #	PAPH2495294
Price	\$1,650,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	4,064
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Contemporary
Status	Active

Community Information

Address	742 S Broad St
Area	19146
Subdivision	GRADUATE HOSPITAL
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19146

Amenities

Amenities	Bar, Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, CeilingFan(s), Elevator, Master Bath(s), Recessed Lighting, Sprinkler System, Walk-in Closet(s), Wet Bar/Bar, Wood Floors
Parking	Fenced, Private
# of Garages	2
Garages	Covered Parking, Garage - Rear Entry, Garage Door Opener, Inside Access
View	City

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer-front loading, Microwave, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer-front loading, Water Heater

Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Partial, Full, Fully Finished, Interior Access, Sump Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Gas/Propane
# of Stories	6
Stories	6

Exterior

Exterior	Concrete/Block
Exterior Features	Exterior Lighting, Roof Deck, Deck(s), Roof Deck
Roof	Flat
Foundation	Concrete Perimeter

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
Elementary	EDWIN M. STANTON SCHOOL
Middle	EDWIN M. STANTON SCHOOL
High	SOUTH PHILADELPHIA

Additional Information

Date Listed	July 12th, 2025
Days on Market	105
Zoning	CMX3

Listing Details

Listing Office	SERHANT PENNSYLVANIA LLC
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