

\$335,000 - 1420 Locust St #20q, PHILADELPHIA

MLS® #PAPH2496370

\$335,000

2 Bedroom, 1.50 Bathroom, 1,019 sqft

Residential on 0.00 Acres

AVENUE OF THE ARTS, PHILADELPHIA, PA

SPECIAL LIMITED TIME OFFER FROM THE SELLER: "If an accepted offer closes prior to December 31, 2025, I will agree to split the 1.5% closing capital contribution fee with the buyer." 2 bedroom/1.5 bath Academy House condominium in the heart of Center City Philadelphia. Carpeted floors throughout. Full kitchen. Main bathroom includes washer/dryer. Powder room in the hallway. Nicely-sized living room and bedrooms. Separate dining area. 1,019 square feet. Monthly fees of \$1,023.77 (condo fee of \$951.27 + mandatory cable TV/Internet fee of \$72.50) includes all utilities (electric heat, basic cable TV, Internet, air conditioning, hot and cold water) as well as a state-of-the-art fitness center and 24/7 front desk concierge. The terrace floor amenities level includes two endless swim-in-place pools, a hot tub, a large aerobics area, free weights area, core strengthening area and separate yoga room. The common elements also feature a large outdoor plaza with sun deck, outdoor sitting areas, fountain and planters. The building offers discounted valet parking in the garage, at an added cost, subject to availability. Discounted monthly self-parking (subject to availability) is also available for Academy House residents at the Parkway garage across the street. The Academy House is within steps of the Academy of Music, Kimmel Center, and plenty of shopping, fine restaurants and transportation hubs (SEPTA and PATCO). IMPORTANT: The capital contribution fee paid



by buyer is 1.5% of the actual sales price of the unit. The number posted in the "Capital Contribution Fee" field reflects 1.5% of the listing price. Please note the listing agent is one of the sellers of the home. The other seller (also a PA licensed agent) is the spouse of the listing agent.

Built in 1977

Essential Information

MLS® #	PAPH2496370
Price	\$335,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,019
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Contemporary
Status	Active

Community Information

Address	1420 Locust St #20q
Area	19102
Subdivision	AVENUE OF THE ARTS
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19102

Amenities

Has Pool	Yes
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Interior

Heating	Other
Cooling	Central A/C, Other
# of Stories	1
Stories	1 Story

School Information

District	THE SCHOOL DISTRICT OF
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Additional Information

Date Listed	June 19th, 2025
Days on Market	127
Zoning	CMX5

Listing Details

Listing Office	BHHS Fox & Roach At the Harper, Rittenhouse Square
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