# \$789,000 - 440 S Broad St #902, PHILADELPHIA

MLS® #PAPH2502920

# \$789,000

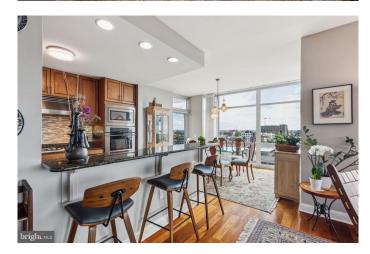
2 Bedroom, 2.00 Bathroom, 1,384 sqft Residential on 0.00 Acres

# AVENUE OF THE ARTS, PHILADELPHIA, PA

Welcome to a Beautiful 2 bed 2 bath Condo in Symphony House, one of South Broad Street Arts Districts' premier buildings. Delight in the open floorplan of kitchen, dining and living areas with expansive views to the south and west - experience Gorgeous Sunsets! There is a spacious balcony directly accessible from the dining area. Light streams in from the floor to ceiling windows of the dining area, and those on the west side of living room. Two different sets of Custom Hunter Douglas Shades (one set lighter than the second) provide layers filtering direct sunlight on all windows. The chef's kitchen is equipped with high-end GE Monogram stainless steel appliances, dishwasher and disposal. Viking Professional exhaust fan. Granite countertops and bar area provide plenty of workspace for preparation and presentation for entertaining. The Master Bedroom Suite includes a large walk-in closet with well-proportioned wood built-ins including several areas for hanging clothes and multiple drawers. Main bathroom has double sinks, fully mirrored wall and a graciously large walk-in shower, all made of stone tile with warm, inviting hues. Second bedroom has been used as guest bedroom as well as office and den. This closet, too, has been outfitted with built-ins for a variety of uses and storage. Sizable second hall bathroom/powder room offers a full tub and shower. The spacious laundry 'closet' has full-size Bosch Axis washer and dryer and ample storage in wall cabinets. Light switch in







upper tight corner. In all rooms and hallways, there is plenty of open wall space for hanging your favorite artworks! Fabulous Amenities for Residents are found all on one floor. Along with a well-equipped gym, are library and game room, heated indoor pool, hot tub, and spa. Doors lead to a grand outdoor terrace with multiple seating areas. The Residents' community floor also includes a splendid dining room with catering kitchen available for parties and gatherings. Symphony House is a secure full-service building with 24-hour concierge, as well as on-site management and maintenance. A separate storage unit along with on-site parking garage - self-park with assigned parking space - are conveyed with the sale. There is a \$40 Monthly Parking Fee. Mid-Center City is a perfect location for Arts Activities, performances and concerts at the Kimmel Center, Academy of Music, Miller Theater, Wilma and more. All are accessible within moments. The recently reactivated former UArts buildings - Hamilton Hall and Furness are are in development by Lindsey Scannapieco and Scout, makers of the Bok Building. and now home to AIA and Design Philadelphia. Excellent transit options - bus routes in all directions. Restaurants, CafAOs, Supermarkets and Shops are to be found in the neighboring blocks. Wonderfully convenient to all one could possibly desire in this Fabulous Center City Location!

Built in 2007

# **Essential Information**

MLS® # PAPH2502920

Price \$789,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,384

Acres 0.00 Year Built 2007

Type Residential

Sub-Type Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors

Style Contemporary

Status Active Under Contract

# **Community Information**

Address 440 S Broad St #902

Area 19146

Subdivision AVENUE OF THE ARTS

City PHILADELPHIA

County PHILADELPHIA-PA

State PA

Municipality PHILADELPHIA

Zip Code 19146

## **Amenities**

Amenities Stall Shower, Tub Shower, Elevator

Utilities Cable TV Available, Electric Available, Natural Gas Available, Sewer

Available, Water Available

Parking Spaces 1

Parking Assigned, Parking Fee, Prk Space Cnvys

# of Garages 1

Garages Inside Access, Covered Parking

Has Pool Yes

#### Interior

Interior Features Floor Plan-Open

Appliances Built-In Microwave, Built-In Range, Dishwasher, Disposal, Exhaust Fan,

Freezer, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances

Heating Forced Air

Cooling Central A/C

# of Stories 1

Stories 1 Story

#### **Exterior**

Exterior Concrete/Block

Exterior Features Exterior Lighting, Street Lights, Sidewalks, Secure Storage, Balcony

## **School Information**

THE SCHOOL DISTRICT OF PHILADELPHIA District

## **Additional Information**

Date Listed July 4th, 2025

Days on Market 109

Zoning CMX5

# **Listing Details**

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

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