

\$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 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, Cafés, 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

District THE SCHOOL DISTRICT OF PHILADELPHIA

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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