

\$999,900 - 117 Catharine St, PHILADELPHIA

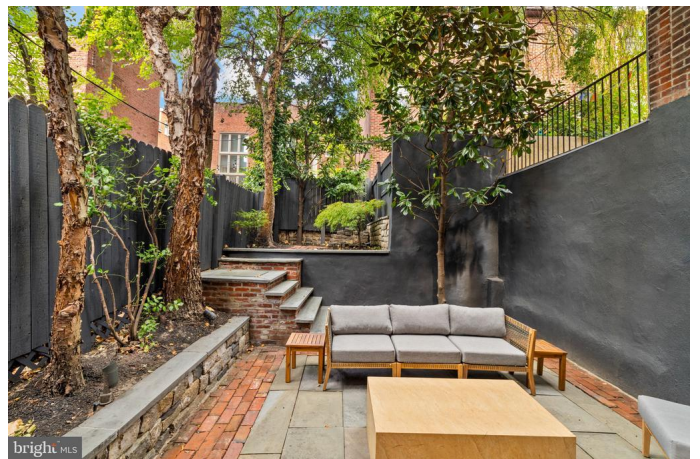
MLS® #PAPH2538460

\$999,900

3 Bedroom, 2.00 Bathroom, 2,700 sqft
Residential on 0.03 Acres

QUEEN VILLAGE, PHILADELPHIA, PA

Located in the highly sought-after Meredith School Catchment with a private attached garage with covered off-street parking! This beautifully renovated Contemporary/Mid-Century-Modern home built in 1965 sits on a very desirable block in the always-in-demand Queen Village neighborhood—where homes like this rarely come to market. Featuring 3 bedrooms, 2 full bathrooms, and an attached 1-car garage, a large private fenced backyard, and a front walkout roof deck, this property offers a rare combination of style, comfort, and lots of outdoor space. The home boasts a stunning private rear yard oasis—professionally landscaped and hardscaped by Liberty Tree & Landscape Management—with flowering beds, mature Magnolia, River Birch, and Weeping Japanese Maple trees. The outdoor space is enhanced by Bluestone and Old World Brick patios, walkways, fieldstone garden walls capped with Bluestone for additional seating, and elegant landscape lighting. This expansive yard also includes an additional connected lot (Tax ID 022029810), creating a truly rare outdoor retreat in the city. Inside, the layout is open and bright, with a front walkout roof deck, a cozy gas fireplace with a stone surround and hearth, and a first-floor laundry room. The home is filled with thoughtful updates, including a cookâ€™s kitchen with Oakmoss solid wood cabinetry, Brushed Brass hardware and fixtures, stone countertops, stainless steel backsplash and



appliances (5-burner gas range/convection oven, microwave, refrigerator/freezer, dishwasher, disposal), double-bowl sink, and LVP flooring. The first full bathroom features a walk-in shower with glass door, Rainhead, stone countertops, floor and wall tile, Brushed Brass fixtures, recessed lighting, and a stylish vanity. The second full bathroom offers a combination bathtub and shower with Rainhead, dual sinks, skylight, Brushed Brass fixtures, ceramic and stone tile, and custom lighting. Additional upgrades and features include Low-E casement and double-hung windows, sliding glass doors to the yard, roof, electric, Carrier gas furnace and central air HVAC systems, and an AO Smith gas hot water heater. The entire interior and exterior were just professionally painted. Original hardwood floors, stairs, and railings have just been professionally refinished, and all exposed brick walls have been restored and painted white. Other highlights include an office/workstation area, LED recessed lighting throughout, Matte Black exterior lighting and modern ceiling fans, custom closet organization, restored double wood front doors with slate foyer flooring, an insulated garage with automatic opener and shelving, wrought iron front door gates, a front door smart lock, hardwired fire, smoke, and security systems, updated masonry, and brick pointing. The home is filled with natural light, generous storage, and abundant space to spread out both indoors and out. Enjoy walkability to top-rated schools, restaurants, coffee shops, cafes, boutiques, parks, hospitals, and universities. This is truly a rare opportunity—a “needle in a haystack” in Queen Village and the City of Philadelphia. With easy access to Center City, Delaware Avenue, I-95, I-676, I-76, major bridges, stadiums, 30th Street Station, and Philadelphia International Airport, convenience is unmatched. With the Philadelphia Homestead Exemption, estimated

2025 property taxes are just \$10,864.

Built in 1965

Essential Information

MLS® #	PAPH2538460
Price	\$999,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,700
Acres	0.03
Year Built	1965
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Contemporary, Mid-Century Modern
Status	Active Under Contract

Community Information

Address	117 Catharine St
Area	19147
Subdivision	QUEEN VILLAGE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19147

Amenities

Amenities	Bathroom - Walk-In Shower, Tub Shower, Built-Ins, CeilingFan(s), Master Bath(s), Recessed Lighting, Skylight(s), Upgraded Countertops, Walk-in Closet(s), Wine Storage, Wood Floors
# of Garages	1
Garages	Additional Storage Area, Covered Parking, Garage - Front Entry, Garage Door Opener, Inside Access
View	Garden/Lawn, Courtyard

Interior

Interior Features	Floor Plan-Open
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Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Energy Star Appliances, Oven-Self Cleaning, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Stone, Screen
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Extensive Hardscape, Exterior Lighting, Play Area, Stone Retaining Walls, Roof Deck, Patio, Porch(es), Terrace, Fenced-Fully, Privacy Fence, Wood Fence
Lot Description	Level, Lot Premium, Private, Rear Yard, Landscaping, Open
Windows	Bay/Bow, Casement, Double Hung, Double Pane, Energy Efficient, ENERGY STAR Qualified, Insulated, Low-E, Screens, Skylights
Foundation	Block

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	September 27th, 2025
Days on Market	4
Zoning	RSA5

Listing Details

Listing Office	Compass RE
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Listing information last updated on October 24th, 2025 at 4:30am EDT