

\$4,299,000 - 9402 Meadowbrook Ave, PHILADELPHIA

MLS® #PAPH2539006

\$4,299,000

4 Bedroom, 6.00 Bathroom, 7,762 sqft

Residential on 0.93 Acres

CHESTNUT HILL, PHILADELPHIA, PA

Enter into a world where soaring design, sweeping Arboretum views, and one of the largest backyard deck's in Chestnut Hill converge to create a once in a lifetime new construction home, crafted for today's sophisticated buyer with room for your personal signature. A long illuminated paver driveway framed by automatic smart gates creates a dramatic approach with generous space between neighboring homes and a backdrop of lush greenery, offering a rare sense of privacy and arrival. Inside, soaring 10 foot coffered ceilings, oversized doors and tall glass windows flood the interiors with natural light, while 10 inch wide plank character white oak floors, a sleek glass-railed illuminated staircase, and gallery-like sightlines create an unmistakable sense of modern sophistication. The chef's kitchen and living spaces flow seamlessly to an expansive 2,000-plus-square-foot Zuri backyard deck, perfect for year round entertaining and taking in the treetop views. Four ensuite bedrooms and a versatile office or library offer private retreats, while the lavish primary suite impresses with a 16 foot cathedral ceiling, spa-inspired bath with dual glass showers, soaking tub, sauna, four skylights, and dual custom closets. The finished 1,700-square-foot lower level offers endless potential including the option for a guest suite or additional living space. Completing this remarkable home is a two-car garage with custom hardwood doors, smart openers, soaring 12-foot ceilings and its



own mini-split system for climate control. Built with premium Hardy fiber cement siding and a standing seam metal roof engineered for UV reflection, this home delivers lasting durability, efficiency, and a lifestyle of unmatched privacy and prestige in one of Philadelphia’s most sought-after neighborhoods, offering the rare chance to own a Chestnut Hill masterpiece before it’s fully completed with your personal touches.

Built in 2025

Essential Information

MLS® #	PAPH2539006
Price	\$4,299,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	7,762
Acres	0.93
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	9402 Meadowbrook Ave
Area	19118
Subdivision	CHESTNUT HILL
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19118

Amenities

Parking	Paved Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access, Oversized

Interior

Heating	90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Outside Entrance, Walkout Level, Windows, Partially Finished
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, Concrete/Block, Fiber Cement Siding
Exterior Features	Deck(s)
Lot Description	Landscaping, Lot Premium, Private
Windows	Skylights
Roof	Metal, Pitched
Foundation	Concrete Perimeter

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	September 19th, 2025
Days on Market	35
Zoning	RSD1

Listing Details

Listing Office	SERHANT PENNSYLVANIA LLC
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