

\$800,000 - 1215 Spruce St #301, PHILADELPHIA

MLS® #PAPH2540748

\$800,000

3 Bedroom, 2.00 Bathroom, 1,795 sqft

Residential on 0.00 Acres

WASHINGTON SQ WEST, PHILADELPHIA,
PA

Penthouse Living with Parking in the Heart of
Washington Square West

Welcome to boutique city living reimagined—where historic charm meets modern convenience. This fully renovated two-level penthouse condominium offers three bedrooms and two full baths, perfect for a growing family or the ideal work-from-home setup.

Step inside to a bright, open living and dining area anchored by a cozy wood-burning fireplace, hardwood floors, and soaring ceilings. The chef's kitchen is a true showpiece, boasting sleek cabinetry, a Wolf range/oven, Bosch dishwasher, Bosch drawer microwave, and a large pantry with custom pull-out shelving—a dream for any home cook or entertainer.

Throughout the home, you'll find modern, expanded closets with custom closet systems, providing exceptional storage and organization. The spa-inspired primary bath features a luxurious soaking tub, perfect for unwinding after a long day.

Every detail is brand new—kitchen, baths, windows, flooring, HVAC, appliances, and even the building's mechanicals—giving you peace of mind for years to come. Modern upgrades like a video intercom system, keypad



entry, full-size washer/dryer, fire-safety sprinklers, and remarkably low utility fees year-round make daily living effortless.

The building itself shines with a new roof, shutters, and a stylish entrance that makes a lasting first impression. A private garage parking space—an absolute rarity in Washington Square West—is included.

The location is unbeatable: stroll to the Kimmel Center, 13th Street’s Restaurant Row, Jefferson or Penn’s medical campuses, and enjoy easy access to Rittenhouse Square, Old City, SEPTA, and PATCO. Low HOA fees—even after extensive upgrades—make this penthouse an exceptional value.

Experience the perfect balance of city energy and neighborhood comfort. Schedule your private showing today.

Built in 1900

Essential Information

MLS® #	PAPH2540748
Price	\$800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,795
Acres	0.00
Year Built	1900
Type	Residential
Sub-Type	Condo, Interior Row/Townhouse
Style	Traditional
Status	Active

Community Information

Address	1215 Spruce St #301
Area	19107

Subdivision	WASHINGTON SQ WEST
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19107

Amenities

# of Garages	1
Garages	Garage Door Opener

Interior

Heating	Radiator
Cooling	Ductless/Mini-Split
Has Basement	Yes
Basement	Partial
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Foundation	Brick/Mortar

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	September 26th, 2025
Days on Market	25
Zoning	RM1

Listing Details

Listing Office	Keller Williams Main Line
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Listing information last updated on October 20th, 2025 at 2:45am EDT