

\$4,450,000 - 2031 Delancey Pl, PHILADELPHIA

MLS® #PAPH2541984

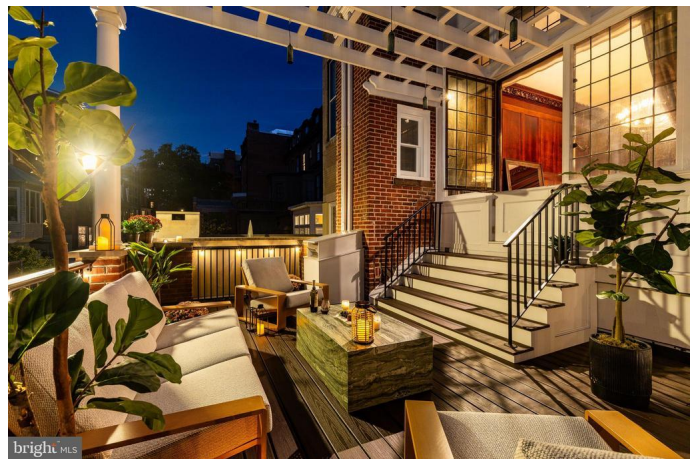
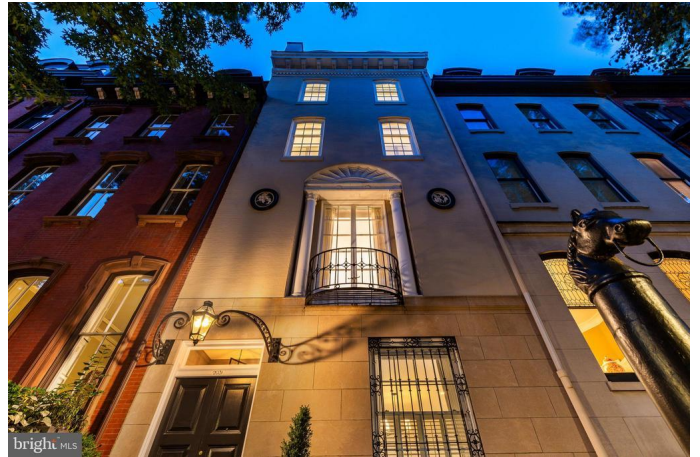
\$4,450,000

6 Bedroom, 6.00 Bathroom, 6,160 sqft

Residential on 0.05 Acres

RITTENHOUSE SQUARE, PHILADELPHIA, PA

On Delancey's most storied block, this 6,000+ sq ft, c.1860 mansion artfully reimagined in 1924 by the celebrated firm Tilden, Register & Pepper delivers museum-quality craftsmanship and comprehensive modernization. Unlike its brick-clad neighbors, it is one of only two limestone faades on the block, and at six full stories rising approximately 70 feet, it stands as the tallest residence on the street—a landmark of scale, material, and preservation. With 6 beds, 5 full baths, 2 powder rooms, 9 fireplaces, roof deck, a 2-car garage, and an elevator serving all 6 levels from the garden level to the fifth floor, 2031 Delancey stands apart as a meticulously maintained work of architecture and a triumph of engineering—all on a 23 x 93 ft lot. Enter through the original 1860 front door—still fitted with its hand-forged English handle—into a Belgian-marble-paved vestibule. An arched passage frames the sweeping main staircase, which marries the original hand-carved Brazilian mahogany and velvet rail with bespoke Samuel Yellin wrought-iron artistry. Beyond, double doors open to the light-washed living room, wrapped in refined millwork—deep crowns, tall baseboards, and crisp casings. The custom chef's kitchen features new rift- and quarter-sawn white-oak floor, Brazilian quartzite countertops, a Sub-Zero/Wolf/Miele suite and professionally vented hood. The dining room flows back to



the living room, and a service door just beyond the cozy breakfast nook leads to the attached 2-car garage. Ascend to the piano nobile's Belgian marble landing. To the front, find a formal salon with soaring 12.5' ceilings crowned by the original 1860 ceiling frieze and a 1909 French chandelier. At rear, the finely crafted library is paneled in American Chestnut, with mahogany floors, an artisan-restored bar, and a hearth of King of Prussia marble. Seamless, historically accurate millwork conceals a powder room and elevator access. French doors lead to the roof deck, with gas and water service, Trex decking, iron railings and views of the skyline. On the third floor, the front primary suite is cocooned and quiet, with 12' ceilings and new wall-to-wall Berber carpet to soften both acoustics and underfoot feel. Custom built-ins including a media cabinet pre-wired for television keep the room tailored and calm. Both suites on this floor feature new walk-in closets and rebuilt ensuite baths in stone and porcelain tile and frameless glass for period-faithful proportion with contemporary performance. New custom shutters and new thermal-insulating, remote-controlled blackout blinds provide privacy on this level and in the two fourth-floor bedroom suites. The rear fourth floor bedroom retains the original pine flooring; the baths echo the home's holistic renovation. A full-size laundry adds convenience. The elevator opens directly onto the fifth floor, a luminous retreat crowned by a skylight that pours natural light across the original, time-softened pine floors. This level flexes beautifully, with spaces for two bedrooms or a private office and a den, lounge or fitness area. A second kitchen and luxurious full bath make the space self-sufficient for long stays or work-from-home days. The elevator extends down to the garden level—a finished flex space featuring an iron-gated wine cellar, and a dedicated laundry area. What truly

distinguishes 2031 Delancey is the rigor of its renewal. In recent years, the owners executed a comprehensive systems restoration, including 3-zone HVAC with new furnace and condensers, new heat pump and smart thermostats, Lutron lighting and Sonos throughout, Double-glazed windows, updated electrical panels, and dual 75-gallon water heaters with booster pumps enhance comfort. At the same time, the home’s legacy materials have been preserved and quietly fortified”each element bringing the home’s 19th-century pedigree forward for your 21st-century lifestyle.

Built in 1850

Essential Information

MLS® #	PAPH2541984
Price	\$4,450,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	6,160
Acres	0.05
Year Built	1850
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Federal, Other, Beaux Arts
Status	Active Under Contract

Community Information

Address	2031 Delancey Pl
Area	19103
Subdivision	RITTENHOUSE SQUARE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA

Zip Code 19103

Amenities

Amenities Built-Ins, Elevator, Recessed Lighting, Stall Shower, Wainscotting, Walk-in Closet(s), Wood Floors, Wine Storage, Upgraded Countertops, Pantry, Master Bath(s), Crown Molding, Attic, Bar, Chair Railing, Soaking Tub, Formal/Separate Dining Room, Wet Bar/Bar

Parking Private, Secure Parking

of Garages 2

Garages Covered Parking, Garage Door Opener, Garage - Rear Entry, Inside Access

View City, Street, Other

Interior

Interior Features Floor Plan-Traditional, Flat

Appliances Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer - Gas, Freezer, Dryer, Range hood, Refrigerator, Stainless Steel Appliances, Oven-Wall, Oven-Single, Washer

Heating Forced Air

Cooling Central A/C

Has Basement Yes

Basement Full

Fireplace Yes

of Fireplaces 5

Fireplaces Marble

of Stories 5

Stories 5

Exterior

Exterior Features Sidewalks, Deck(s), Terrace

Foundation Other

School Information

District PHILADELPHIA CITY

Additional Information

Date Listed October 10th, 2025

Days on Market 2

Zoning RM1

Listing Details

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Listing information last updated on October 23rd, 2025 at 1:01pm EDT