

\$450,000 - 1702 N Orianna St, PHILADELPHIA

MLS® #PAPH2542706

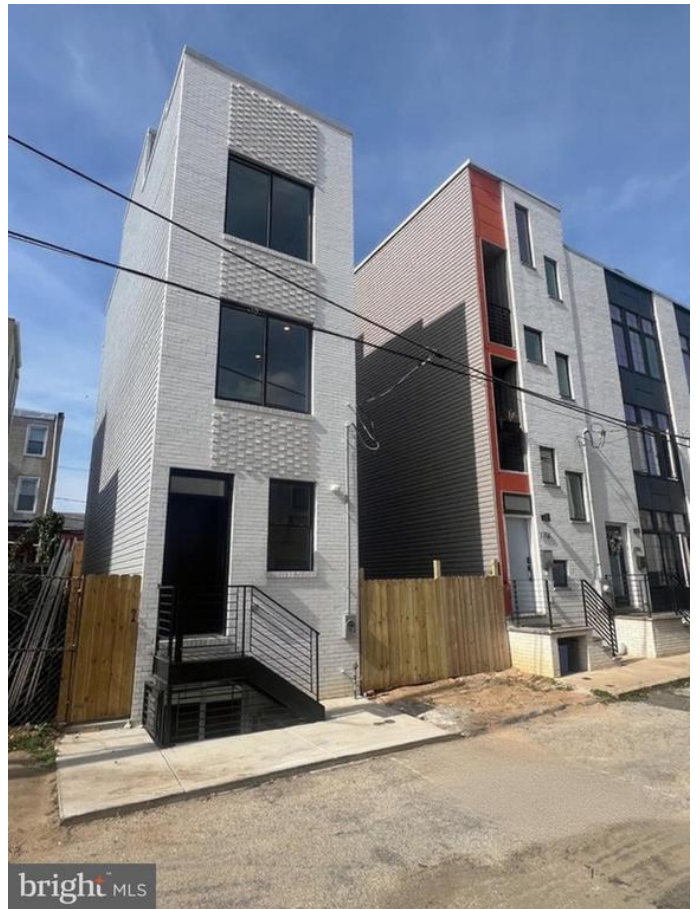
\$450,000

4 Bedroom, 3.00 Bathroom, 2,200 sqft

Residential on 0.01 Acres

FISHTOWN, PHILADELPHIA, PA

Location Location Location on this super private block in HOT South Kensington - PLENY of parking ! TAX ABATEMENT and potential for a \$6K grant through the NeighborFirst program. And that is just the beginning ! Welcome to the stunning and contemporary new construction home in HOT South Kensington, in close proximity to both Northern Liberties and Fishtown. Enjoy luxury and lifestyle in this rapidly growing and developing neighborhood. Home features a 10 year tax abatement and a 1 year builders warranty. The luxury finishes and modern open layout makes this home simply a dream. First floor features super-wide expansive open living room with built-in fireplace, high ceilings and tons of natural light. It leads into the kitchen with quartz countertops, custom high-end cabinetry and top appliance package. Property has rear yard custom patio for BBQ and/or pets. Finished basement with full bath offers so much additional square footage for entertainment and perhaps a spare bedroom. Second floor has perfect layout with 2 bedrooms and a full bath with tub. Plenty of closet space in each bedroom as well. 3rd floor has private/deluxe master suite with just the right layout for the space. Tons of natural light for the master with private spa luxury bath. Custom tiling in all baths. Hardwood flooring throughout. Roof-deck with expansive views of the City - fantastic for entertaining or relaxation. This spacious home has a width and depth of 16 x 38. This block on Orianna is



tucked-away private block in between 3rd and 4th st with the bulk of the homes on the block being new construction. A short walk to Laser Wolf and the best restaurants on Front St such as Front St Cafe and Mulherins. Luna Cafe is around the corner! Such an ideal location and simply an incredibly built home with attention to detail on every level. Lastly, do not forget the roof deck with incredible views in every direction, from the Ben Franklin Bridge to Center City ! Property is vacant and ready to go so make your appointment today! Price is simply amazing for new construction!!!

Built in 2025

Essential Information

MLS® #	PAPH2542706
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,200
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Traditional
Status	Active

Community Information

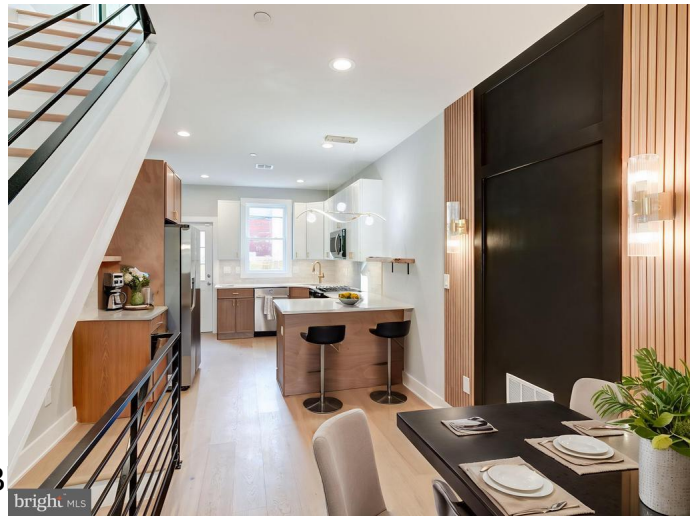
Address	1702 N Orianna St
Area	19122
Subdivision	FISHTOWN
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19122

Interior

Heating	Other
Cooling	Other
Has Basement	Yes
Basement	Other
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Concrete/B
Foundation	Brick/Mortar



School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	September 30th, 2025
Days on Market	24
Zoning	RM1

Listing Details

Listing Office	KW Empower
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Listing information last updated on October 23rd, 2025 at 2:46pm EDT