

# \$895,000 - 2340 Alter St, PHILADELPHIA

MLS® #PAPH2542822

**\$895,000**

5 Bedroom, 4.00 Bathroom, 2,975 sqft  
Residential on 0.02 Acres

POINT BREEZE, PHILADELPHIA, PA

Introducing 2340 Alter Street, the customizable new construction home with garage parking that you've been waiting for. This end unit property is the largest of the Alter Street project and offers 2,975 square feet of living space including five bedrooms, four bathrooms with an abundance of versatility in its layout. It's the opportunity to create a luxury home of your real estate dreams. Here, Buyers have the option to select kitchen cabinetry, countertops, backsplash, kitchen appliances, hardwood flooring, bathroom vanities and more. The layout of this home maximizes the use of the square footage and begins with a recessed entryway on the first floor complete with a coat closet. On this first level there is a full bathroom with seamless glass-door walk-in shower, a spacious bedroom with a row of closets and access to ground floor patio space. This bedroom offers great flexibility of use as it could easily function as a home office or in-law suite. Upstairs, you'll find an open concept kitchen, dining and living area absolutely flooded with natural light from the oversized front window. The kitchen is a smart design with ample cabinet space, including a seamlessly built-in oversized pantry cabinet. The kitchen features a large island with waterfall quartz countertop that not only provides a stunning design accent but also offers plenty of space for meal preparation and countertop dining. The kitchen has a stainless steel appliance package including a gas stove



with hood, counter-depth refrigerator, dishwasher, built-in microwave and wine fridge. There is a sliding glass door off of the kitchen that provides access to a rear balcony that is perfect for summertime grilling and easy outdoor dining. The living area itself easily fits large-scale furniture and is prewired for a wall mounted television. Hardwood floors of your selection will flow throughout all levels of this home. A floating staircase takes you to the third level of this home which features two good-sized guest bedrooms with ample closet space and a full bathroom. A proper laundry room complete with laundry sink is smartly tucked between the guest bedrooms. The fourth level is devoted to the primary suite which is an urban oasis, with an oversized spa-like bathroom complete with a freestanding soaking tub, massive walk-in shower and a generous walk-in closet that can be fully customized to fit all of your wardrobe needs. A unique feature of the primary suite is the private deck off of the bedroom that provides a secluded spot to retreat for some outdoor relaxation. The top level of this home was made for entertainment with a Northern facing roof deck that provides unobstructed panoramic views of the Philly skyline and is the perfect space to host outdoor gatherings in the warmer months. A full wet bar with wine fridge is located on this top level to make roof top entertaining a breeze. Not to be forgotten, the finished basement of this home has nine foot ceilings, a large fifth bedroom, a full bathroom with another walk-in shower plus a separate storage room. The finished area of the basement is expansive and has ample space for another living area or home gym space adjacent to the fifth bedroom. This home also includes a video doorbell and is pre-wired for a home security system, Verizon Fios and Comcast services. Located in the Edwin M. Stanton Elementary School catchment. Whether you prefer modern or

eclectic design, this home offers the flexibility to tailor the space to your individual style and preferences and is conveniently located less than a block over Washington Avenue in Northern Point Breeze and a short walk to neighborhood favorite businesses including Dock Street South, Breezy’s Deli, and Tuck & Barre Yoga. \*Estimated square footage includes finished space above and below grade. Mortgages with only 5% downpayment are available as well as other low-interest rate financing options. Photos are of another recently completed Alter Street home.\*

Built in 2025

**Essential Information**

|                |                      |
|----------------|----------------------|
| MLS® #         | PAPH2542822          |
| Price          | \$895,000            |
| Bedrooms       | 5                    |
| Bathrooms      | 4.00                 |
| Full Baths     | 4                    |
| Square Footage | 2,975                |
| Acres          | 0.02                 |
| Year Built     | 2025                 |
| Type           | Residential          |
| Sub-Type       | End of Row/Townhouse |
| Style          | Traditional          |
| Status         | Active               |

**Community Information**

|              |                 |
|--------------|-----------------|
| Address      | 2340 Alter St   |
| Area         | 19146           |
| Subdivision  | POINT BREEZE    |
| City         | PHILADELPHIA    |
| County       | PHILADELPHIA-PA |
| State        | PA              |
| Municipality | PHILADELPHIA    |
| Zip Code     | 19146           |

## Amenities

|              |                                     |
|--------------|-------------------------------------|
| # of Garages | 1                                   |
| Garages      | Garage - Front Entry, Inside Access |

## Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air                |
| Cooling      | Central A/C               |
| Has Basement | Yes                       |
| Basement     | Fully Finished, Sump Pump |
| # of Stories | 4                         |
| Stories      | 4.5                       |

## Exterior

|            |                         |
|------------|-------------------------|
| Exterior   | Brick Front, HardiPlank |
| Foundation | Concrete Perimeter      |

## School Information

|            |                                     |
|------------|-------------------------------------|
| District   | THE SCHOOL DISTRICT OF PHILADELPHIA |
| Elementary | STANTON EDWIN                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 5                  |
| Zoning         | RSA5               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Compass RE |
|----------------|------------|

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