

\$699,900 - 1604 S 8th St, PHILADELPHIA

MLS® #PAPH2547596

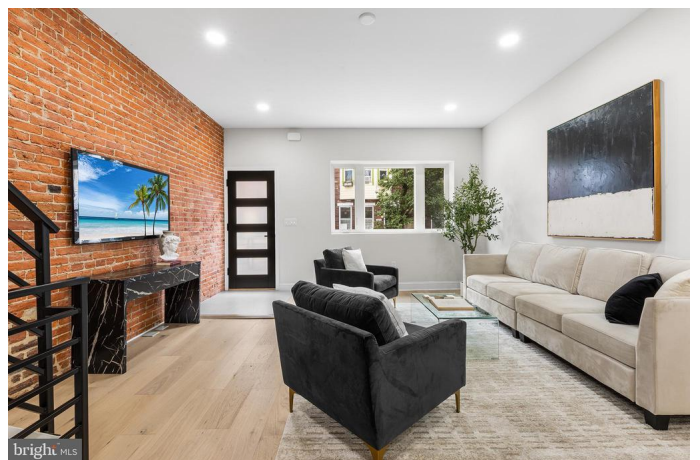
\$699,900

3 Bedroom, 3.5 Bathroom, 2,704 sqft

Residential on 0.03 Acres

PASSYUNK SQUARE, PHILADELPHIA, PA

1604 S 8th Street, a brand new 3-Story renovation with a 10 year tax abatement* just steps away from the Singing Fountain in booming Passyunk Square. This property boasts 3 Bedrooms, 3.5 Bathrooms, dual zone HVAC, a roof deck, rear yard, finished basement and roughly 2,700/SF of living space. When you walk through the front door, you will find wide plank white oak flooring that continues throughout the above grade levels of the home. The first floor offers large areas for both living and dining. A powder room is located off to the side for convenience and guests. The kitchen is expansive and outfitted with transitional, slim-shaker white & white oak cabinetry, quartz countertops and stainless steel GE appliances. Even more living space is offered behind the kitchen that leads out to your spacious rear yard. Head up the custom white oak open riser staircase to the 2nd floor to find 2 large bedrooms, one of them being en-suite, a utility closet and a large laundry room. On the 3rd Floor you will find the Primary Suite with a bedroom large enough to fit the bed of your choice and a walk-through closet to the luxurious Primary Bath. Towards the back of the 3rd floor is a wet bar with a beverage fridge and a door that leads out to your tiled, private, roof deck. Downstairs is a fully finished basement for extra living space or whatever else your mind could imagine. Think gym, office, playroom, storage etc. With a WalkScore of 93, 1604 S 8th St is a Walker's Paradise and located within



walking distance to Passyunk’s most desirable spots, including; Tesiny, Rival Bros. Coffee, River Twice, Palizzi Social Club, Supercette, Sao, Termini Bros. and many many more. Leave your car parked, or ditch it completely because everything you need is within steps of your new home.

Built in 1920

Essential Information

MLS® #	PAPH2547596
Price	\$699,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,704
Acres	0.03
Year Built	1920
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Straight Thru
Status	Active

Community Information

Address	1604 S 8th St
Area	19148
Subdivision	PASSYUNK SQUARE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19148

Amenities

Amenities	Wet Bar/Bar, Walk-in Closet(s), Wood Floors
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Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Water Heater
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full
# of Stories	3
Stories	3

Exterior

Exterior Features	Deck(s), Patio, Roof Deck
Roof	Flat
Foundation	Stone

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	October 16th, 2025
Days on Market	6
Zoning	CMX2

Listing Details

Listing Office	Coldwell Banker Realty
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