

\$822,000 - 117 Federal St, PHILADELPHIA

MLS® #PAPH2547962

\$822,000

4 Bedroom, 2.50 Bathroom, 3,000 sqft

Residential on 0.02 Acres

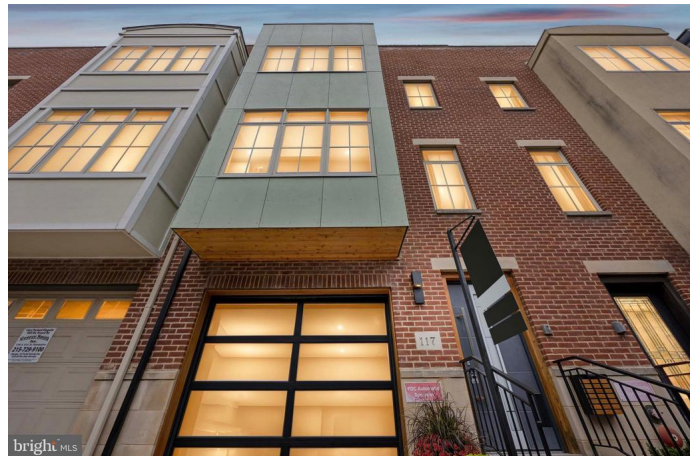
PENNSPORT, PHILADELPHIA, PA

This turnkey gem is dazzling with ample square footage and a highly desirable floor plan that works for all! 117 Federal Street is where inspired design meets family functionality. Whether you are flying solo, empty nesting, raising a family or newly coupled, this house has you covered. Owner/designer Karlana Sellani Designs partnered with Walnut Tree Construction Company to, create a spectacular contemporary home with texture, materials and color. With 3 outdoor spaces, a chef's kitchen, soaring ceilings and windows, you can entertain with comfort and luxury at every level.

Enter the home through an imported Italian door that brings light inside a center vertical window leading into a spacious first floor foyer, den leading to an ample patio surfaced with wood and unique planters.

The second floor is an entertaining oasis complete with an extra large kitchen island, timeless wood cabinetry extending to 9 foot ceilings, a beautiful stainless hood over a chef's stove. In the spacious dining room and included in this sale is a Veraluz Flow chandelier made from upcycled metals. The living room is sunlit with a beautiful navy accent wall with oversized bay windows and a gas fireplace framed in Spanish ceramic tile with a spectacular slate threshold.

The third floor has two bedrooms connected by a Jack and Jill bathroom with a double vanity and pocket doors. Also on the third floor



is a separate laundry room with built in cabinetry that provides a surface for folding and ample storage.

The master suite has ample space, serene lighting and three California closets fitted in Italian linen, a large bathroom with soaking tub and separate shower. The top floor’s french doors open to a front outdoor deck lined with Ipe wood, as well as a rear deck offering Northern and Southern city views.

Finally, enter the basement level and you will find yet another finished area with a beautiful barn door fabricated from reclaimed shipyard wood and an additional space for entertaining, exercise or a 4th bedroom and a generous walk-in California Closet. The unfinished portion of the basement is another potential large space for storage and could be a space for an additional bathroom.

The front facade of the home was recently faced with mountain sage HardiePlank and an architecturally stunning black steel garage door. All entrances are framed in cedar wood and there are custom window blinds and electronic shades throughout. It's not just the house itself but the IDEAL location that makes luxury housing here absolutely affordable with coveted neighborhoods like Queen Village and Society Hill merely a few blocks away and an easy walk to the Italian Market, Washington Square West, and Rittenhouse Square.

Built in 2008

Essential Information

MLS® #	PAPH2547962
Price	\$822,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,000

Acres	0.02
Year Built	2008
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Straight Thru
Status	Active

Community Information

Address	117 Federal St
Area	19147
Subdivision	PENNSPORT
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19147

Amenities

Amenities	Master Bath(s), Sprinkler System
Utilities	Cable TV
# of Garages	1
Garages	Inside Access, Garage Door Opener, Oversized

Interior

Appliances	Built-In Range, Dishwasher, Refrigerator, Disposal
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	5
Stories	5

Exterior

Exterior Features	Sidewalks, Street Lights, Deck(s), Patio
Lot Description	Rear Yard
Windows	Bay/Bow, Casement

Roof	Flat
Foundation	Brick/Mortar

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	October 15th, 2025
Days on Market	8
Zoning	RSA5

Listing Details

Listing Office	Compass RE
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