

\$625,000 - 1101 Washington Ave #306, PHILADELPHIA

MLS® #PAPH2548168

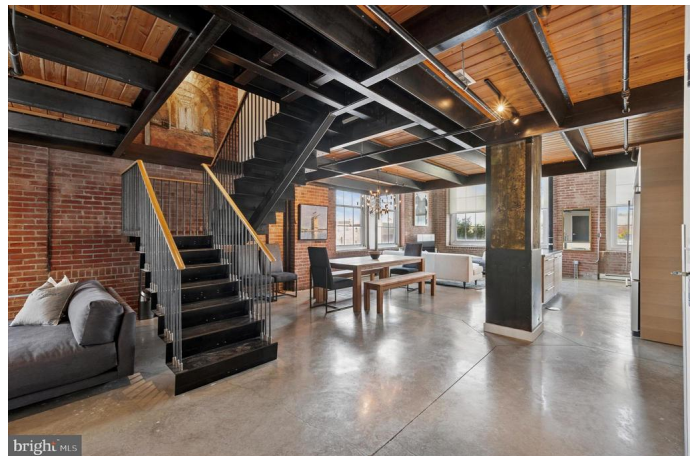
\$625,000

2 Bedroom, 2.00 Bathroom, 1,747 sqft

Residential on 0.00 Acres

BELLA VISTA, PHILADELPHIA, PA

Discover the ideal blend of design, space, and modern comfort in this 1,747-square-foot CORNER bi-level residence at the Lofts at Bella Vista. Unit 306 offers refined urban living with architectural character in one of Philadelphia's most vibrant neighborhoods. The main level features polished concrete floors, exposed steel beams, exposed brick walls, and wood-accented ceilings that showcase the home's distinctive industrial style. A dramatic floating staircase serves as the centerpiece of the open-concept layout. The space offers abundant flexibility, with room for a large dining area, a generous living room with northern and eastern light exposures, and a versatile area perfect for an office, yoga space, or reading nook—all with stunning Center City skyline views. A convenient laundry closet and additional storage are also located on this level. The gourmet kitchen is equipped with imported Schiffrini cabinetry, a fully integrated refrigerator, stainless steel appliances, and matching stainless steel countertops and island, offering both sleek design and everyday functionality. Upstairs, the primary suite overlooks the living area through expansive windows with custom shades and has a large closet, plus a spa-inspired bath featuring a floating vanity, oversized soaking tub, and large glass-enclosed shower. The spacious second bedroom is fully enclosed, includes a north-facing window, and has its own private



bath with complementary design. Recent upgrades include a new geothermal HVAC system and new hot water heater (installed in 2025), ensuring energy efficiency and comfort throughout the year. This pet-friendly condominium includes a deeded indoor garage space for two cars and a private storage unit. Building amenities include 24-hour concierge service, fitness center, resident lounge, security doorman, and bike room. Ideally located in the heart of Bella Vista, this home puts the best of Center City within easy reach. Enjoy neighborhood favorites like the Italian Market, Sabrina's Pizzeria, and Angelo's Pizzeria, and Rim's Café, along with nearby green spaces such as Cianfrani Park. Daily conveniences, including Sprouts, Whole Foods, and Giant, are all just steps away, offering the perfect balance of vibrant city living and neighborhood charm.

Built in 1900

Essential Information

MLS® #	PAPH2548168
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,747
Acres	0.00
Year Built	1900
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Contemporary, Loft
Status	Active

Community Information

Address	1101 Washington Ave #306
Area	19147
Subdivision	BELLA VISTA

City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19147

Amenities

Amenities	Soaking Tub, Stall Shower, Tub Shower, Elevator, Exposed Beams, Master Bath(s), Upgraded Countertops, Wood Floors
# of Garages	2
Garages	Other
View	City

Interior

Interior Features	Floor Plan-Open
Heating	Forced Air
Cooling	Central A/C
# of Stories	2
Stories	2 Story

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	October 15th, 2025
Days on Market	5
Zoning	I2

Listing Details

Listing Office	Compass RE
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