

\$1,575,000 - 252 N 2nd St, PHILADELPHIA

MLS® #PAPH2548290

\$1,575,000

4 Bedroom, 5.50 Bathroom, 4,800 sqft

Residential on 0.02 Acres

OLD CITY, PHILADELPHIA, PA

This development of 4-story luxury townhomes in Old City, delivering in Fall 2025, has 2 car attached garage parking, a gated drive aisle, 10 foot + ceiling heights, 3 private outdoor entertaining areas, and spectacular city skyline and bridge views from the roof deck. Located in the historic heart of Philadelphia, these homes feature beautiful brick facades paying homage to the surrounding colonial architecture! Enter the home onto the landing of the floating metal staircase with large Pella windows with striking black window frames that allow for light to pour in through the front of the home. The main floor kitchen features a 'Cafe' stainless steel appliance package with Bosch Dishwasher, quartzite countertops, custom tile backsplash, and high-end cabinetry. Continue on the main floor through the dining room and past the powder room into the living area complete with three sets of French doors that open up to the terrace. Go up the stairs to the second floor where you will find 2 large bedrooms, each with a full en-suite bathroom, and a laundry room complete with included front load washer and dryer units. The third-floor master suite is oversized and flooded with natural light and includes large custom outfitted walk-in closets, a five-piece bathroom with heated tile floors, a free-standing oval tub, huge walk-in shower with glass doors, body sprays, and handheld shower fixtures. Upstairs is the pilot house with a double roof deck, each side with 360 degree views of Old City, the Benjamin Franklin



bridge, and Philly skyline. The basement of the home has a full bathroom , 10â€™™ ceilings, and could serve as a perfect office space, kids play room, or guest bedroom. These homes have multi-zone heating and A/C systems as well as smart technology such as a Ring doorbell camera, Nest thermostats, and Schlage keyless entry smartlock. The home is complete with fully finished basement with heated floors throughout and can be an addition office space, kids playroom, movie theater or extra bedroom. This home is uniquely located next to Northern Liberties and just steps away from the river waterfront. You can walk down to the pier to enjoy the calm waters of the river and take a walk on the Benjamin Franklin Bridge and see great city skyline views. Easy access to I-95, shopping, restaurants, coffee shops and within the McCall Elementary School catchment. Each home comes with a Ten Year Real Estate Tax Abatement Under Councilmanic Ordinance 1456-A, Section 19-1303.4 of the Philadelphia Code, and a 1 yr builders warranty. **Taxes and Square Footage are to be independently verified by the buyer and their agent. **

Built in 2023

Essential Information

MLS® #	PAPH2548290
Price	\$1,575,000
Bedrooms	4
Bathrooms	5.50
Full Baths	4
Half Baths	3
Square Footage	4,800
Acres	0.02
Year Built	2023
Type	Residential
Sub-Type	Interior Row/Townhouse

Style	Contemporary
Status	Active Under Contract

Community Information

Address	252 N 2nd St
Area	19106
Subdivision	OLD CITY
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19106

Amenities

# of Garages	2
Garages	Garage - Rear Entry

Interior

Heating	Forced Air
Cooling	Central A/C
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding
Foundation	Slab

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	October 15th, 2025
Days on Market	1
Zoning	CX3

Listing Details

Listing Office	OCF Realty LLC - Philadelphia
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