

\$1.3M+ LUXURY HOME
PET-FRIENDLY | ON-SITE PARKING

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**SCAN FOR
VIDEO TOUR**



Rittenhouse Square

**2010 SPRUCE ST, APT 4,
PHILADELPHIA, PA 19103**

ERGO 
REAL ESTATE

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ABOUT US

ERGO Real Estate is a full-service, **residential and commercial real estate** advisory firm located in Philadelphia, PA.

With **positive-impact global visions**, we currently serve our local community in the **Philadelphia** metropolitan area, surrounding counties, as well as the real estate markets in both **New York** and **Delaware**.

Our deep investment in the well-being of our extended community fosters a company **culture** of true partnership and **connection**. It drives our mission to **empower** individuals, create **solutions**, and **inspire** the **boundless** pursuit of their **dreams**.

With **synergy, innovation, and integrity** as our guiding principles, we aim to build **sustainable, long-term relationships** with our clients and project partners, to **streamline** the real estate process and **support** each individual on their path of **achievement**.

CONTACT US

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PROPERTY OVERVIEW



PROPERTY OVERVIEW

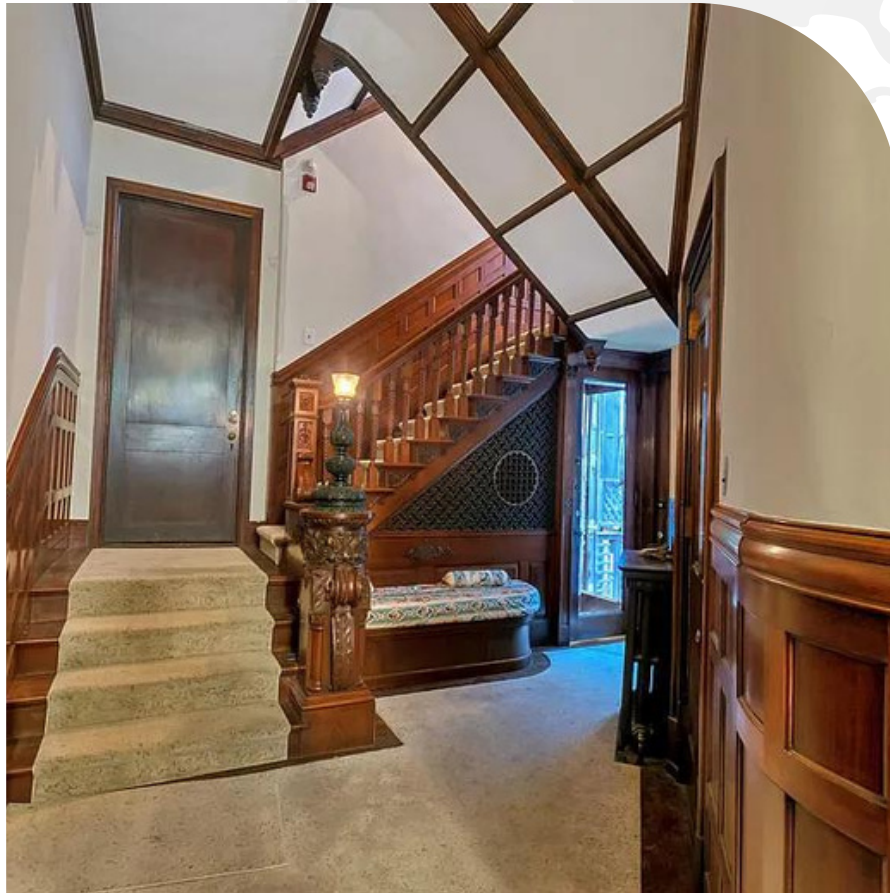
Greetings, from the esteemed and distinguished block of 20th and Spruce Streets!

This enchanting **Rittenhouse Square** bi-level condo features three bedrooms, two-and-a-half baths, **on-site parking**, and a much sought-after allowance for your distinguished **pet**. This rarity of a home has been exquisitely **renovated** to harmonize the ornate features of an 1870's historic home with contemporary amenities for modern-day living. Impeccably maintained, the property occupies the uppermost two floors of a former brownstone **mansion**, providing **stunning vistas** of the treetops and cityscape, as well as the tranquility and solitude of **upper-level living**.

Step into the foyer and bask in the grandeur of the **soaring ceilings** and **intricate moldings** that captivate your attention! Toward the front of the house, the light-filled formal living and dining room, spanning a generous 23 feet, showcases three **grand windows** that overlook the **tree-lined** Spruce Street. Connected to this area is a chef's in-eat kitchen that is a **showstopper**, in its own right, with plaster moldings, built-ins, and a **fireplace**, which adds an air of **exclusivity and sophistication**. The kitchen is equipped with Jenn Air appliances, granite countertops, and a breakfast bar that makes entertaining a breeze. At the rear of the home, the south-facing owner's suite is a **secluded retreat**, complete with a **large** marble bathroom, double shower, and radiant floors. Upstairs, enjoy additional living space for **leisure** or work, along with two commodious bedrooms and a five-fixture **upgraded** bathroom. If you desire more **private outdoor space** beyond the park, there is an opportunity to create a **roof deck** off of this floor. This home also offers plenty of space for extra storage!

*Amongst so many crowded sky rise condos, this home offers a neighborhood feel, historic and classic charm, and all the conveniences of home with the sensation of **prestige and class** only Rittenhouse Square can offer.*

FACTS & FEATURES



Price

- \$1,349,000
- \$562/sqft

Bedrooms & Bathrooms

- 2,401 sqft
- Bedrooms: 3
- Bathrooms: 3
- Full bathrooms: 2
- 1/2 bathrooms: 1
- Main level bathrooms: 2
- Main level bedrooms: 1

Flooring

- Wood
- Stone

Heating

- Radiator
- Natural Gas

Cooling

- Central A/C
- Natural Gas

Other

- Pet allowed

Appliances

- Self-Cleaning Oven
- Dishwasher
- Refrigerator
- Disposal
- Built-In Microwave
- Gas Water Heater
- Washer In Unit
- Dryer In Unit
- Laundry Room In Unit

Interior Features

- Fireplace
- Skylights
- Stain/Lead Glass
- Primary Baths
- Kitchen Island
- Butlers Pantry
- Ceiling Fans
- Eat-In Kitchen
- 9'+ Ceilings

PROPERTY DETAILS

Parking

- Total spaces: 1
- Parking features: Private, Secured, Attached Carport
- Covered spaces: 1
- Carport spaces: 1

Accessibility

- Accessibility features: None

Property

- Levels: Two
- Stories: 2
- Pool features: None
- Spa included: Yes
- Spa features: Bath
- Exterior features: Sidewalks, Street Lights, Lighting
- View description: City

Lot

- Lot size dimensions: 0 x 0

Other property information

- Additional structures included: Above Grade, Below Grade
- Parcel number: 888088918
- Attached to another structure: Yes
- Zoning: RM1
- Special conditions: Standard
- Other equipment: Intercom

COMMUNITY DETAILS

Location

- Region: Philadelphia
- Subdivision: Philadelphia
- Municipality: PHILADELPHIA

HOA

- Condo and coop fee: \$600 monthly

Other financial information

- Buyer agency compensation: 2.5%

CONSTRUCTION DETAILS

Type and style

- Home type: Condo
- Architectural style: Traditional
- Property subType: Condominium

Material information

- Construction materials: Masonry
- Foundation: Stone
- Roof: Flat,Pitched

Condition

- Property condition: Excellent
- New construction: No
- Year built: 1860

UTILITY DETAILS

Utilities

- Electric information: 200+ Amp Service
- Sewer information: Public Sewer
- Water information: Public
- Utilities for property: Cable Connected, Natural Gas Available, Electricity Available, Broadband

OTHER DETAILS

Other facts

- Listing Agreement: Exclusive Agency
- Listing Terms: Conventional,Cash
- Ownership: Condominium

NEIGHBORHOOD GUIDE



COMMUNITY OVERVIEW

Rittenhouse Square is located in Center City and is home to some of the **city's best restaurants, shopping, and nightlife**. The neighborhood has **luxury** high-rises with **beautiful views** of the the park and has **quick access** to popular transit.

WHAT RESIDENTS SAY

8.8/10 Rating (based on **512** neighborhood reviews)

*"Rittenhouse is the **safest part of Philly**. It's a **very 'happening'** part of town—lots of restaurants and bars on every street."*

*"There is literally **anything you could want** around. **Public transportation is good**,... and it feels as safe as any area in the city could feel."*

*"I love this area, there's always so much to do and see."
"... access to the **parks** and the **Schuylkill River Trail**."*



Walk Score®

95 / 100 (Walker's Paradise)



Bike Score®

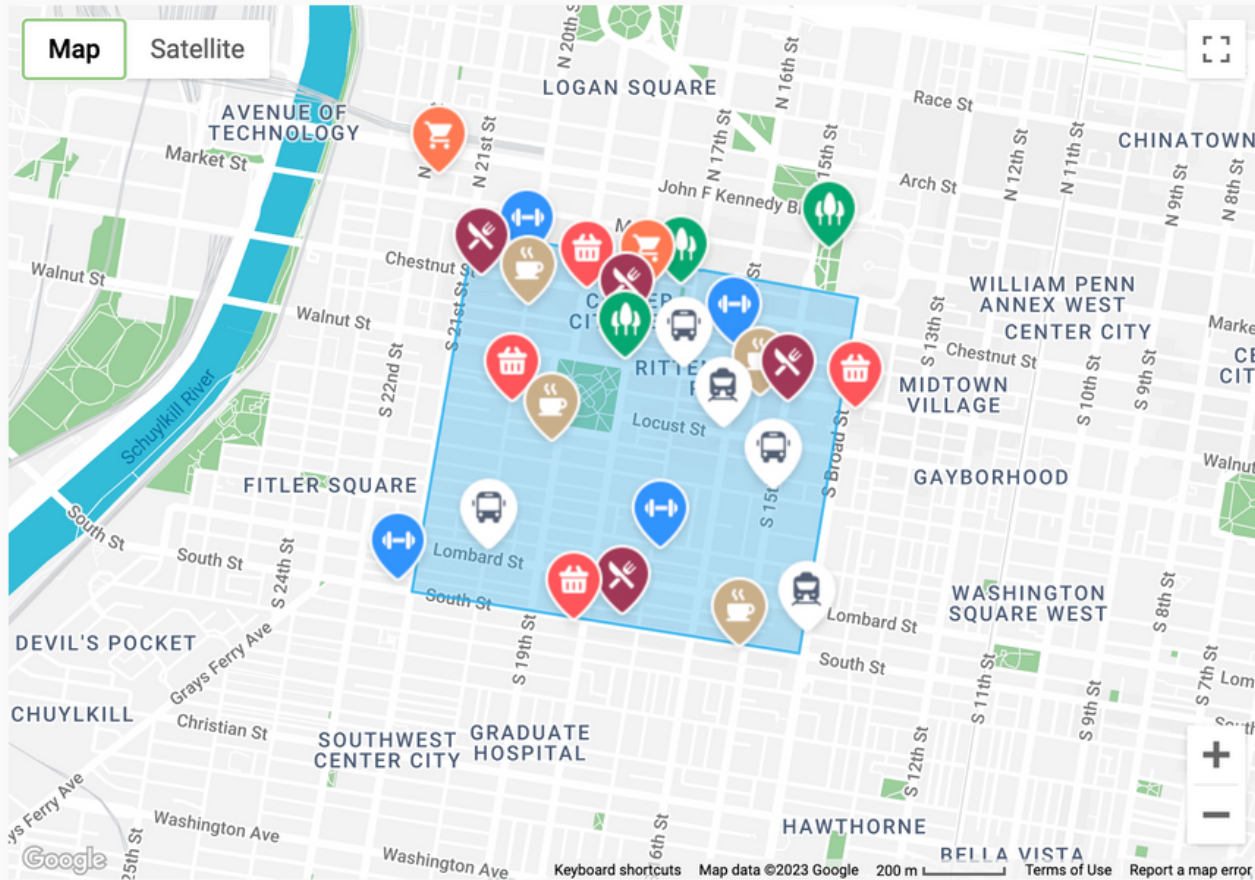
99 / 100 (Biker's Paradise)



Transit Score®

100 / 100 (Rider's Paradise)





WHAT'S NEARBY?



<p>DINING</p> <ul style="list-style-type: none"> &pizza Butcher Bar Pumpkin The Dandelion 	<p>GROCERY</p> <ul style="list-style-type: none"> Di Bruno Brothers Trader Joe's 	<p>CONVENIENCE</p> <ul style="list-style-type: none"> 7-Eleven CVS Pharmacy Walgreens Wawa 	<p>FITNESS</p> <ul style="list-style-type: none"> City Fitness Shanti Yoga and Ayurveda SoulCycle Unite Fitness 	<p>PARKS</p> <ul style="list-style-type: none"> Dilworth Park John F. Collins Park Rittenhouse Square Park 	<p>COFFEE</p> <ul style="list-style-type: none"> Capogiro Gelato Elixir Coffee Roasters Little Spoon Cafe Metropolitan Bakery & Cafe
<p>BUS</p> <ul style="list-style-type: none"> 21/9 (bus) 27 (bus) 40 (bus) 			<p>RAIL</p> <ul style="list-style-type: none"> BSL PATCO (rail) 		

MEET YOUR NEIGHBORS



ZIP CODES

Rittenhouse Square includes zip codes **19102**, **19103**, and **19146**



RENT VS OWN

55% of Rittenhouse Square residents are renters



DRIVING TO WORK

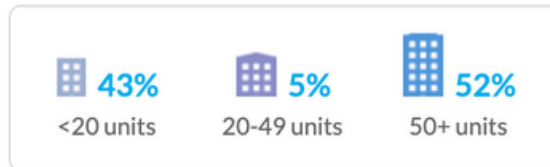
26% of Rittenhouse Square residents drive to work



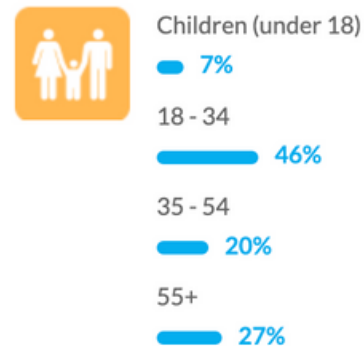
NEW CONSTRUCTION

7% of housing units in Rittenhouse Square have been built in the last 15 years

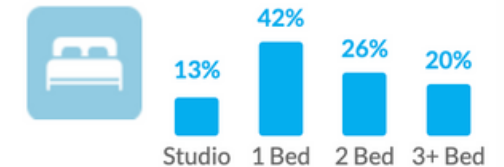
BUILDING TYPES



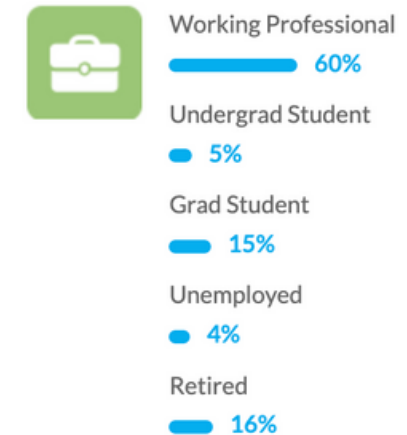
DEMOGRAPHICS



UNIT MIX

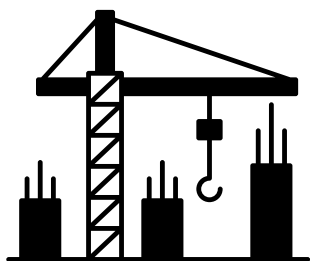


OCCUPATION OR EDUCATION



MARKET OVERVIEW





21.5 MILLION SF OF NEW DEVELOPMENT

61 MAJOR PROJECTS AND 21.5M SF IN NEW DEVELOPMENT WAS COMPLETED OR UNDERWAY BETWEEN FAIRMOUNT AND WASHINGTON AVENUES. MORE THAN HALF ARE MIXED-USE RESIDENTIAL. NOTABLE DEVELOPMENT IN PHILADELPHIA INCLUDES THE COMCAST TOWER, ARAMARK HEADQUARTERS, A NEW 51-STORY WESTIN/ELEMENT-BRANDED HOTEL, LINCOLN SQUARE, EAST MARKET.



\$1 BILLION IN PHILADELPHIA RETAIL DEMAND ANNUALLY

PHILADELPHIA'S 305,000 WORKERS, 193,000 RESIDENTS, 112,000 COLLEGE STUDENTS AND 3.5M VISITORS (BASED ON OCCUPIED HOTEL ROOMS) DRIVE RETAIL DEMAND TO MORE THAN \$1B IN RETAIL DEMAND ANNUALLY. SINCE 2013, 77 NATIONAL RETAILERS HAVE OPENED IN PHILADELPHIA WITH 75% OF CENTER CITY RETAILERS BEING INDEPENDENT, LOCAL ESTABLISHMENTS AND BOUTIQUES.



2018 BROUGHT THE LARGEST JOB INCREASE IN 50 YEARS (15,400 ADDED)

THE LARGEST ONE-YEAR GAIN SINCE 1969. PHILADELPHIA HAS ADDED JOBS EVERY YEAR SINCE 2009. 52.5% OF DOWNTOWN WORKERS LIVE IN PHILADELPHIA. CENTER CITY PHILADELPHIA HOLDS 42% OF THE CITY'S JOBS BRINGING 300,000 PASSENGERS DOWNTOWN EVERY WEEKDAY.

GREATER PHILADELPHIA

PHILADELPHIA HAS EXPERIENCED **SUBSTANTIAL POPULATION GROWTH**.
AT THE SAME TIME, PHILADELPHIA'S **COST OF LIVING REMAINS
SIGNIFICANTLY LOWER** THAN ITS PEER NORTHEAST CITIES.
PHILADELPHIA DELIVERS THE **OPPORTUNITY FOR ADDITIONAL GROWTH
AND VALUE CREATION** THAT **INVESTORS** ARE SEEKING.



1.6M+
PEOPLE



100+
REGIONAL UNIVERSITIES & COLLEGES

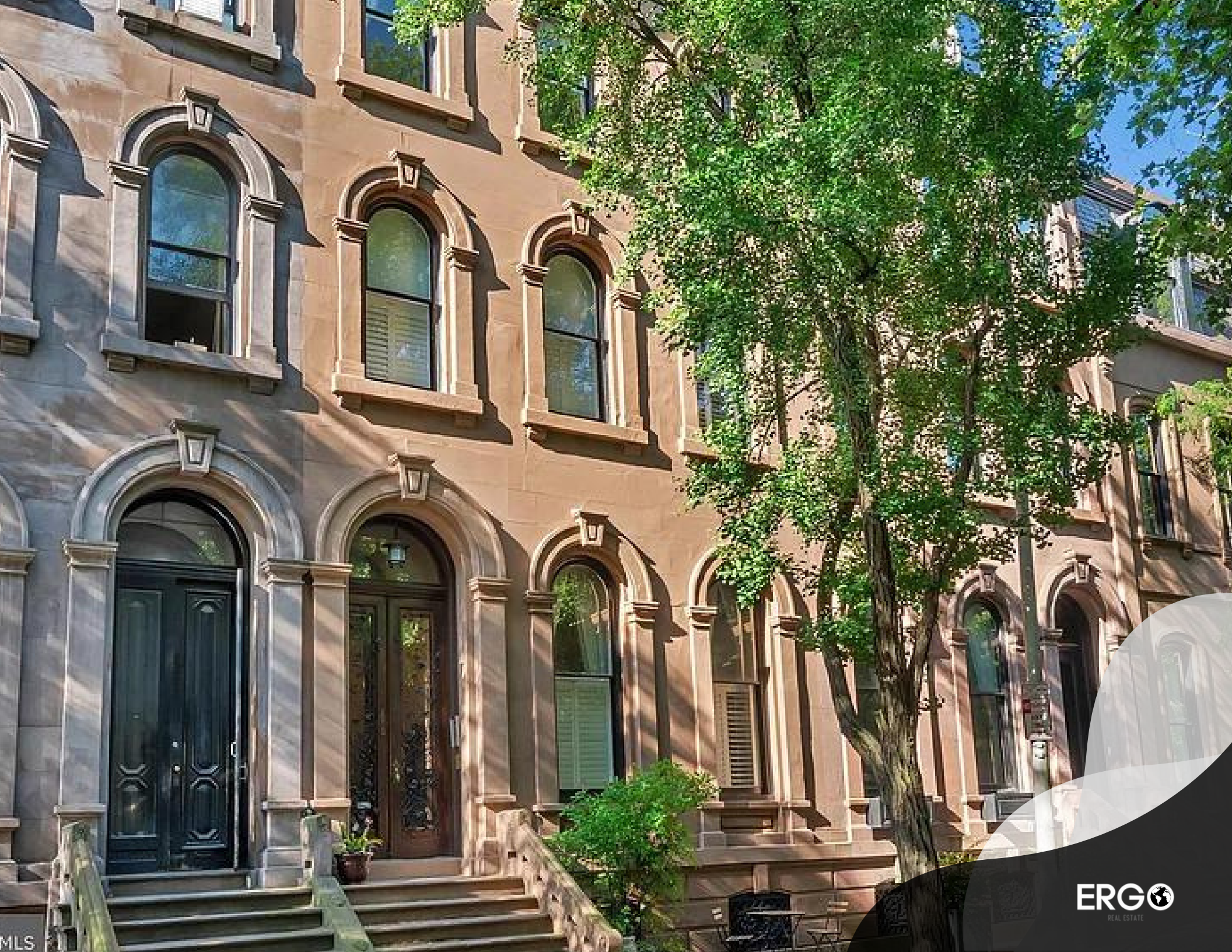


90K+
GRADUATING STUDENTS A YEAR



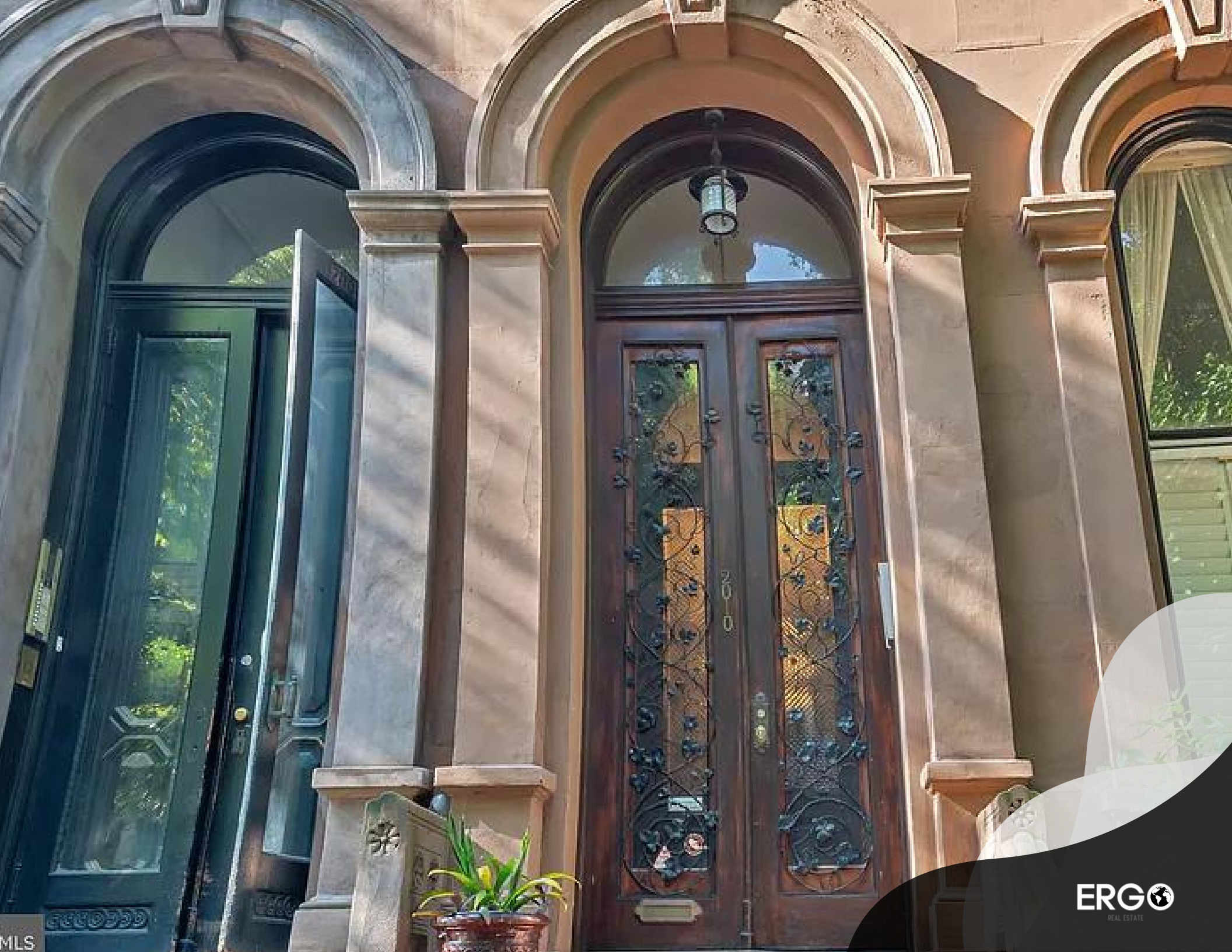
PROPERTY PHOTOS





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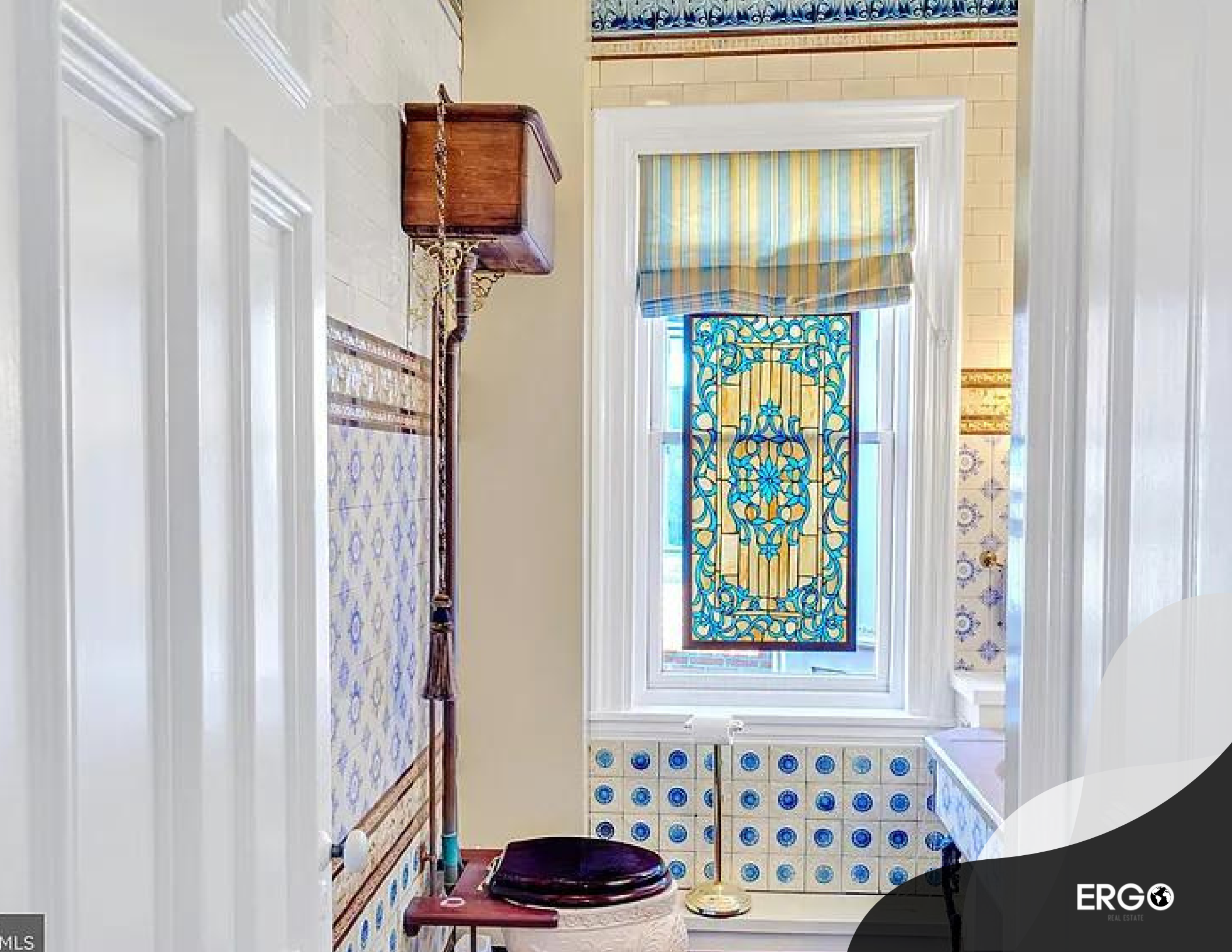






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