

EST.



2027

UNION ROW



FITLER SQUARE

FOUR ULTRA LUXURY HOMES
ONE EXCEPTIONAL LOCATION

2429 SOUTH STREET · FITLER SQUARE · PHILADELPHIA, PA

FOUR ULTRA-LUXURY TOWNHOMES | ESTIMATED DELIVERY 2027

UNION ROW

FITLER SQUARE

Property Overview

A rare opportunity to own one of four ultra-luxury townhomes in one of Philadelphia's most coveted neighborhoods, Fitler Square.

Each home is meticulously crafted with premium finishes, state-of-the-art appliances, and thoughtful design across five levels of living space.

Private elevator access, exception outdoor space, Modern luxury finishes and 2 car garage our a few of the exceptional features coming standard in every home.

4

Exclusive Homes

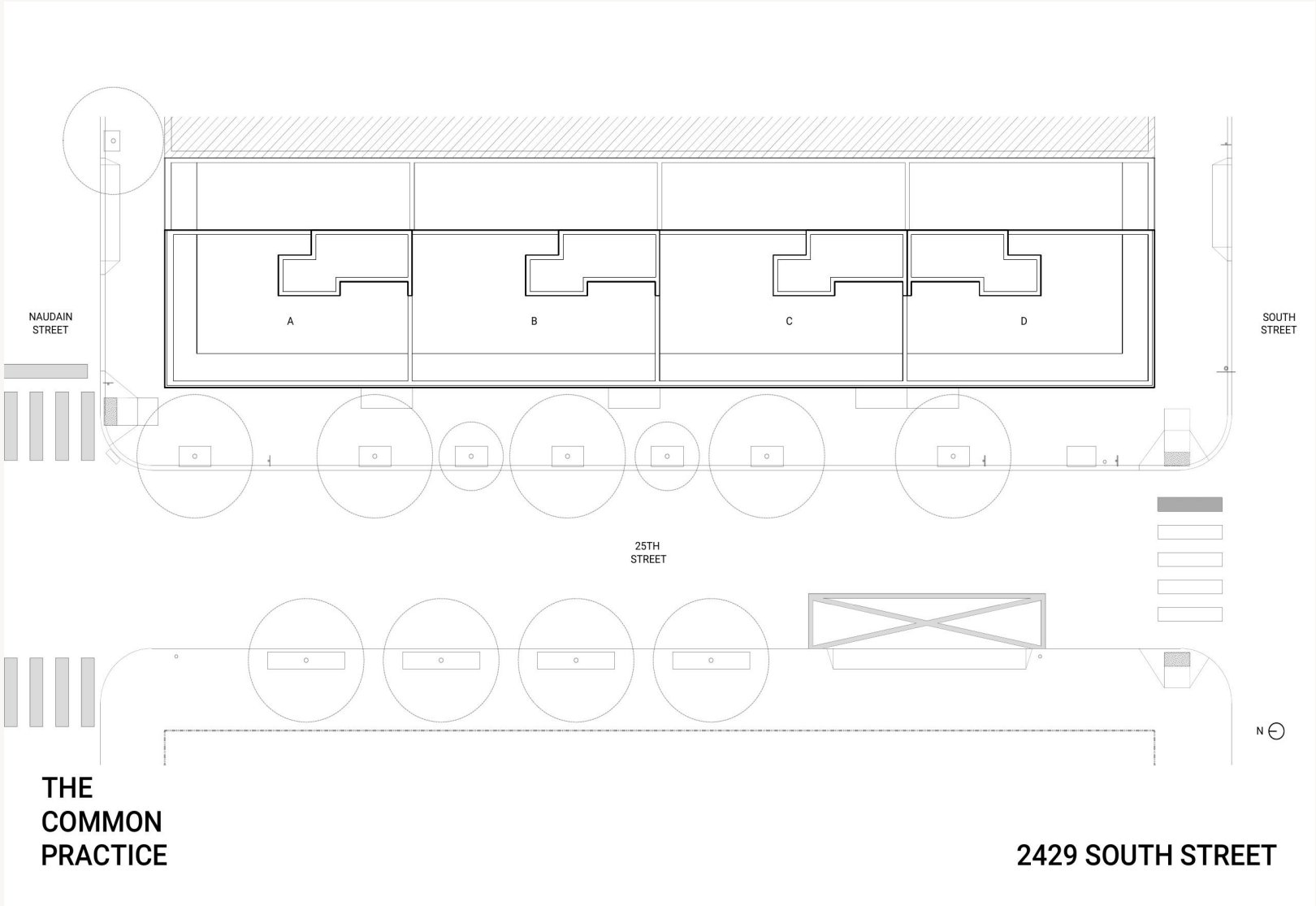
5

Levels of Living

1

Private Elevator

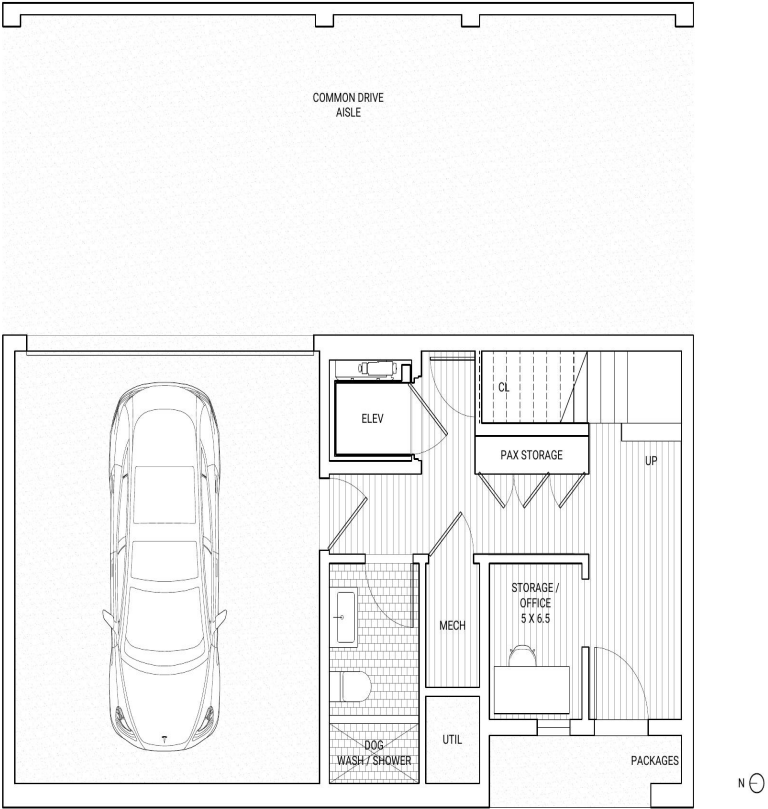
SITE PLAN



FLOOR PLANS

2429 SOUTH STREET · FITLER SQUARE

LEVEL 1 · GARAGE & ENTRY



2429 SOUTH STREET

THE
COMMON
PRACTICE

LEVEL 2 · MAIN LIVING, KITCHEN & DINING



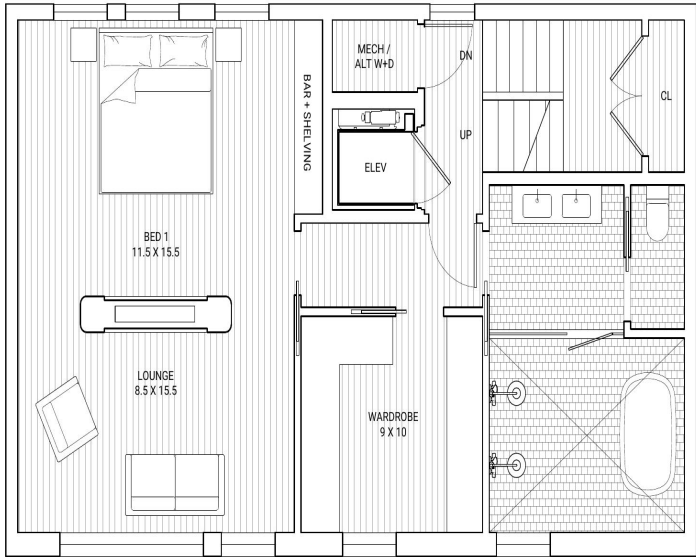
2429 SOUTH STREET

THE
COMMON
PRACTICE

FLOOR PLANS

2429 SOUTH STREET · FITLER SQUARE

LEVEL 3 · PRIMARY SUITE



2429 SOUTH STREET

THE
COMMON
PRACTICE

LEVEL 4 · UPPER BEDROOMS



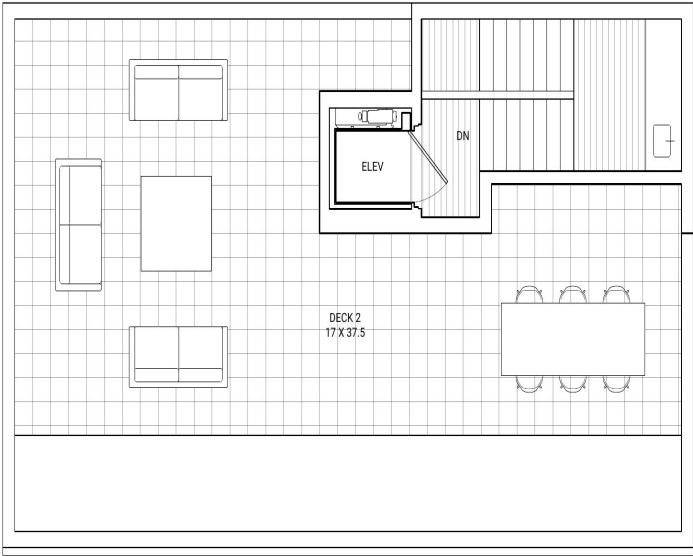
2429 SOUTH STREET

THE
COMMON
PRACTICE

FLOOR PLANS

2429 SOUTH STREET · FITLER SQUARE

LEVEL 5 · ROOFTOP DECK



THE
COMMON
PRACTICE

2429 SOUTH STREET

FACADE



FACADE STUDY
15

THE
COMMON
PRACTICE

2429 SOUTH STREET

UNION ROW

FITLER SQUARE

Standard Features

Each home is delivered with a curated collection of premium finishes and features — no compromises, no upgrades required for the essentials.

FLOORING & TILE

Engineered Hardwood 6–7" Wide Plank
Porcelanosa Tile — All Bathrooms
Quartz Counters & Full-Height Backsplash

SYSTEMS & TECHNOLOGY

Two-Zone High-Efficiency HVAC
Smart Video Doorbell + Rear Camera
Wi-Fi Garage Opener · 240V EV Charging
CAT6 Throughout · Speaker Pre-Wire

STANDARD SPECIFICATIONS

INTERIOR	OUTDOOR	SYSTEMS
■ Engineered Hardwood 6–7" Plank with at least 1/2" thickness ■ Porcelanosa Finishes - Kitchens, Tiles, Vanities All finishes selected with our Designer within Seller selected collections ■ Quartz Counters & Backsplash ■ Quartz Counters & Backsplash ■ 4" Recessed LED Lighting Throughout ■ Ceiling Fan Junction Boxes in every bedroom, living, dining, flex ■ Vertical Metal Handrails / Wood Cap ■ Secondary Bedroom Closet Bar & Wood Shelf ■ Gas Ventless Fireplace — Living Room ■ Primary Bath Heated Floors ■ Single Panel Solid Core Doors throughout ■ Sanitary 5" Baseboard with 2.5" door casement ■ Self Supported Oak Riser/ Oak Tread Stairways ■ Paint: Snowbound White walls / Semi-gloss White Trim ■ Thermador Appliance Package ■ All stand up showers include frameless glass enclosures	■ Composite Rear Deck w/ Privacy Walls ■ Pedestal Pavers — Roof Deck ■ Speaker Pre-Wire — Rear Deck ■ Speaker Pre-Wire — Roof Deck ■ CAT6 Outdoor Hookups: 2nd floor deck And roof deck ■ Smart Video Doorbell ■ Rear Garage Camera pre-wire ■ Wi-Fi Enabled Garage Opener ■ 240V EV Charging in Garage ■ Andersen High Efficiency Black Windows ■ Insulated Metal Flush Garage Door (black) ■ Hose Bib Locations: Garage, front door, 2nd floor deck, roof deck ■ Brick and cement board exterior finish	■ Private Elevator ■ Two-Zone High-Efficiency HVAC ■ CAT6 — All Living Areas & Bedrooms ■ Speaker Pre-Wire — Living / Kitchen ■ Speaker Pre-Wire — Primary Bed/Bath ■ Booster Pump for Hot Water ■ \$1,500 Allowance — Washer / Dryer ■ \$7,500 Allowance — Primary Closet ■ 200 Amp electric service ■ R-49 Insulation in Roof Ceiling ■ R-21 Insulation in walls ■ PEX piping with Manabloc system

APPLIANCE PACKAGE

Thermador Professional Series · Panel-Ready · Quote #WILM-42925

THERMADOR **36" Pro Harmony® Gas Range**
PRG366WH



THERMADOR **36" Built-In French Door Refrigerator**
T36IT100NP



THERMADOR **24" Emerald® Dishwasher**
DWHD640EPR



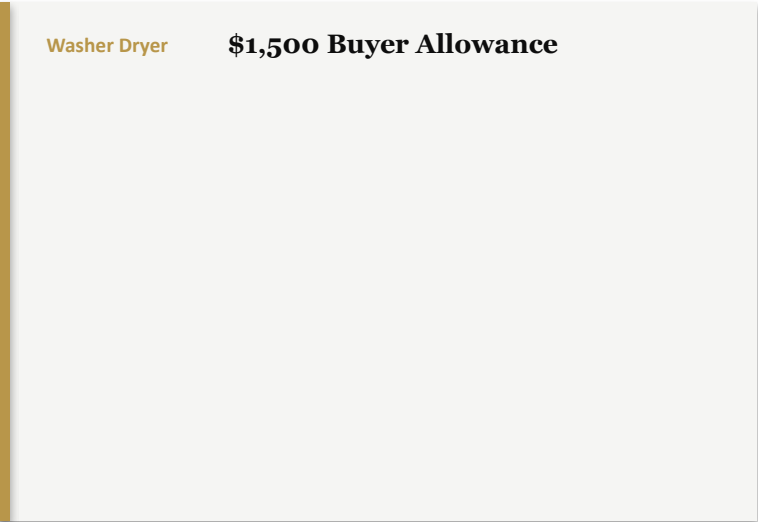
THERMADOR **24" MicroDrawer® Microwave**
MD24BS



THERMADOR **4.5 cu.ft. Front Load Washer**
VCI6B36ZS



Washer Dryer **\$1,500 Buyer Allowance**



OPTIONAL UPGRADES

Personalize Your Home · Available at Additional Cost

01

Gas Fireplace

Primary Bedroom

02

Heated Floors

Additional Bathrooms

03

SubZero / Wolf

Kitchen Package Upgrade

04

Smart Home

JM Resources Integration

05

Rooftop Hot Tub

Exclusive Rooftop Amenity

06

Rooftop Kitchen

Full Outdoor Cooking Suite

07

Epoxy Garage Floor

Premium Finish

08

Additional Buyer Requests can be Priced out

UNION ROW

FITLER SQUARE

2429 South Street · Philadelphia, PA · Est. 2027

Four Ultra-Luxury Townhomes · One Exceptional Location

Exclusively offered by the JA Team

Arvind@mccannteam

JOnesti@mccannteam.com

waybardev.com
