



STRATA

— 20TH & WHARTON —

BROCHURE

Please note: Finishes and architectural plans are subject to change



PRICING
STARTS AT **\$699,000**

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Welcome to Strata - a collection of 14 luxury townhomes offering 1 and 2 car garage parking and the opportunity to fully customize your finishes. Each residence features 3 bedrooms, 2 full bathrooms, and 2 half bathrooms, blending modern architecture with refined design for the perfect balance of comfort and sophistication.

The open-concept main level boasts soaring double-height ceilings and a seamless flow from the living area to a chef-inspired kitchen with slim-shaker cabinetry, quartz countertops, a large peninsula with barstool seating, and GE Profile stainless steel appliances-including a built-in microwave drawer and exterior-vented hood.

Upstairs, the private primary suite spans its own level and offers a spa-like retreat with Porcelanosa tile, a freestanding soaking tub, walk-in shower, double vanity, and generous closet space. The upper level includes two additional bedrooms, a full bath, and a stylish dry bar leading to the rooftop deck with stunning views of Center City, the Walt Whitman Bridge, and nearby stadiums-perfect for entertaining.

Additional highlights include a full finished basement with high ceilings, ideal for a home office, gym, or flexible living space.

Located in vibrant South Philadelphia, Strata offers easy access to Passyunk Square's popular restaurants and cafés, local parks, major highways, and public transit. Each home includes a 10-year tax abatement and a 1-year builder's warranty. Schedule your showing early to select your finishes and make your dream home at Strata a reality.

APPLIANCE PACKAGE



GE French Door Refrigerator



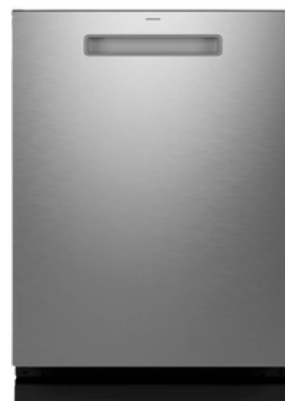
GE Wall-Mount Range Hood



GE Gas Range - 5 top



GE Microwave Drawer



GE Dishwasher

GENERAL

FLOORING

Kingdom Collection



Persia



Iberia



Rome

KITCHEN

CABINETS

Remy Collection



Painted Oat



Painted Harbor



Painted Linen



Maple Slate



Maple Rye

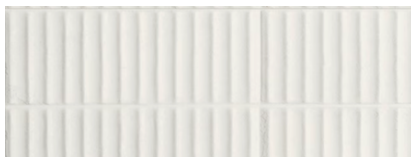


Maple Latte

BACKSPLASH

OPTION 1

13 x 23 - Vetri



Deco Vetri White L

OPTION 2

13 x 23 - Vetri



Brick Vetri White L

PRIMARY BATHROOM

TILE

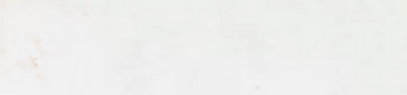
OPTION 1

23 x 23 Floor Tile - Rivoli



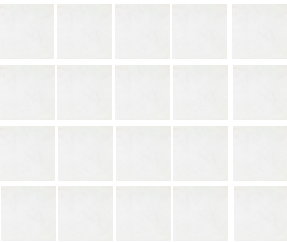
Rivoli

13 x 40 Shower Wall Tile - Rivoli



Rivoli

5x5 Shower Floor Tile



Malla Rivoli

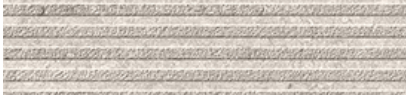
OPTION 2

23 x 23 Floor Tile - Lamu



Acero

13 x 39 Shower Wall Tile - Lamu



Deco Lamu

5x5 Shower Floor Tile



Mala Lamu Acero

VANITY

Spirit Integrated Washbasin



Smart 4 DWR 59" - Oak Taupe



SECONDARY BATHROOM (TYPE A, B, C)

TILE

OPTION 1

23 x 23 Floor Tile - Matika



Topo

13 x 39 Shower Walls - Matika



Block Matika Topo

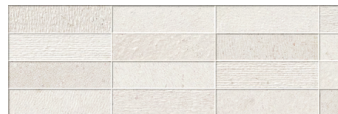
OPTION 2

23 x 23 Floor Tile - Matika



Bone

13 x 39 Shower Walls - Matika



Block Matika Bone

VANITY

Marne Basin



Marne Wall Hung 2 Drawer - Blanco



POWDER ROOM FIRST FLOOR

ACCENT WALL TILE

OPTION 1

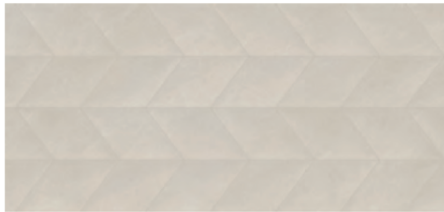
13 x 39 - Baltimore



Contour White

OPTION 2

23 x 59 - Mystic



Spiga Beige

VANITY

Ras Blanco Washbasin



Cajon ONE Drawer - Blanco



TYPE C THIRD BATHROOM

TILE

24 x 24 Floor Tile



Urban Nature

12 x 24 Floor Tile



Deco Brick Vetri

VANITY

Marne Wall Hung Vanity



Taupe

Spirit Basin



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