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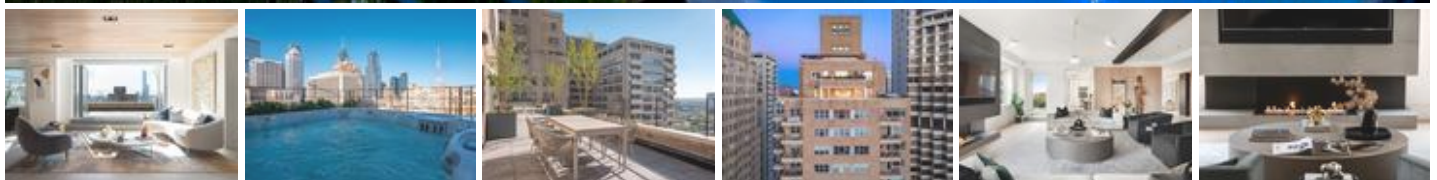
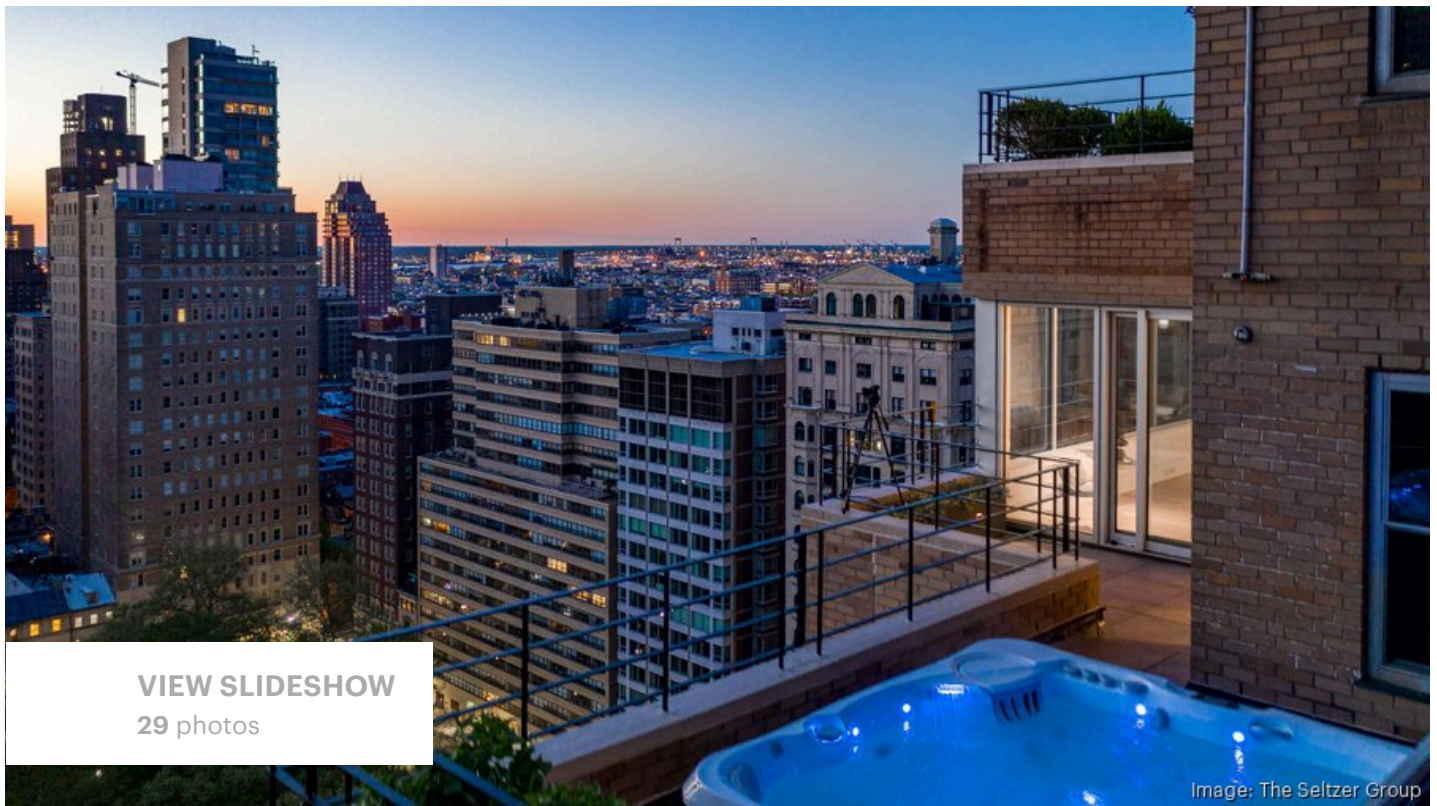
From the Philadelphia Business Journal:

<https://www.bizjournals.com/philadelphia/news/2021/06/06/rittenhouse-penthouse-terrace-hot-tub-hits-market.html>

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Residential Real Estate

Rittenhouse Square penthouse with terrace hot tub lists for \$4.5M



The 220 W. Rittenhouse Square terrace has a hot tub.



By [Kennedy Rose](#) – Reporter, Philadelphia Business Journal
Jun 6, 2021

A recently renovated 3,750-square-foot Rittenhouse Square penthouse is on the market for \$4.5 million, adding another top-floor property to the slate of luxury condos for sale in Philadelphia.

The three-bedroom, three-and-a-half bathroom unit at 220 W. Rittenhouse Square is on the 24th floor, with a 2,700-square-foot wraparound terrace that offers views of both Rittenhouse Square and Center City's skyscrapers.

It is the latest penthouse to be listed in Philadelphia. Old City's 500 Walnut has a condo with a record asking price of [\\$32 million](#), the Laurel in Rittenhouse Square advertises its own [\\$25 million penthouse](#) and a [\\$16 million penthouse](#) was recently listed at 2100 Hamilton by the Philadelphia Museum of Art.

The condo at 220 W. Rittenhouse is a fraction of the size of those other penthouses, and its price per square foot is also significantly lower. It is priced at \$1,200 per-square-foot for 3,750 square feet of interior space while the Laurel, under development Rittenhouse Square, is priced at \$2,777 per square foot for about 9,000 square feet of space. The 500 Walnut penthouse is asking about \$2,900 per square foot for 11,000 square feet.

The pricing at 220 W. Rittenhouse Square reflects the difference in properties, according to listing agent Alon Seltzer, principle of The Seltzer Group at Compass Real Estate.

The nearly century-old building doesn't carry the same amenities that newer neighbors like The Laurel do, Seltzer said. 220 W. Rittenhouse Square has a small fitness center and two doormen, but it doesn't have a pool or parking. Other luxury buildings have [on-site automated parking](#), a [pet spa](#) and even [facial recognition software](#).

"That's why we're not at \$1,500 a foot," Seltzer said.

The 220 W. Rittenhouse Square is "for someone who doesn't want to be a showoff," Seltzer said. "This is someone who wants an amazing place that no one really knows about, that's in a building that's not pretentious, that is not fancy-schmancy."

Owner Philip Balderston of Odin Properties purchased the condo in 2017 for \$2.35 million. Balderston never lived at the property, and he declined to comment for the story.

Balderston renovated the property, adding a hot tub and outdoor irrigation system on the terrace, as well as revamping the heating and cooling system. Philadelphia architect CANNObdesign designed the overhaul, and ASW Hobart Construction was the contractor.

Renovations were recently completed, Seltzer said, and 10 years remain on the city's tax abatement because of the overhaul.



The condo has wooden ceilings, a neutral color palette and modern lighting. Accordion doors open up to the terrace that gives about 320-degree views of the city, Seltzer said. There are six entry points to the terrace, making the space ideal for a person who enjoys entertaining or hosting fundraisers, he said.

The property has been attracting local buyers who want to make a lateral move and upgrade from another condo building, he said.

Check out the photos above for a look at the penthouse at 220 W. Rittenhouse Square.