

Philadelphia magazine's

Real Estate Roundup

The inside scoop on the hottest properties in and around Philadelphia right now!

WRITTEN BY

GILLIAN FRANCELLA

PHOTOGRAPHY BY

LEXY PIERCE

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Unless you've been living under a rock the past few years, you've probably noticed some serious construction projects popping up throughout Philadelphia—and it's not just in Center City. With more new construction projects sprouting up than in the past five years, now is a better time than ever to upgrade that rock you're living under and find a permanent place to call home. Since finding the perfect match can be slightly overwhelming, this neighborhood guide will help you find the 'hood that speaks to your personal style—whether that's a chic Brewerytown loft or a quiet Chestnut Hill estate—Philly (and the burbs) are ready to welcome you home. Happy hunting!

REAL ESTATE **ROUNDUP**

QUEEN VILLAGE

Quiet streets with big city attitude.

VIBE: Homey, historic houses with narrow blocks and tree-lined streets. Nearby fashion hubs, antique shops and restaurants make this one of the chicest spots in the city.

TOP SPOTS: Fabric Row on 4th Street is known for the city's best fabric shops and stores. Headhouse Square is prime for people watching, and no day is complete without coffee or dinner at a 2nd Street restaurant.

COMMUTE: SEPTA buses shuttle from the southern border into Center City and beyond. Street parking isn't for the faint of heart, so find a parking garage or a spot near Front Street if you plan on staying late.

ARDEN THEATER CO. is a prime place for the whole family to get a taste for local theater in Philly.

OLD CITY

The most historically hip square mile in American history.

VIBE: Party like it's 1776. This historic part of town is home to the birthplace of the Constitution, Betsy Ross, the Liberty Bell, and dozens of the city's favorite bars and restaurants.

TOP SPOTS: Tourist jams during the day near Elfreth's Alley can be a buzzkill, but cut off any side street to get lost in the same adorable charm without the overcrowding. Shop your heart out at sleek spots like Third Street Habit and Vagabond.

COMMUTE: Ubers, cabs, and cars are easiest for navigating the bumpy brick streets—the neighborhood is an easy exit off I-95 or the Ben Franklin Bridge. For SEPTA die-hards, there's always the Market-Frankford line and a variety of buses that loop to Penn's Landing.

SOCIETY HILL

A neighborhood that lives up to its name.

VIBE: Just the right amount of charm to make it feel Philly, while also being perfectly polished enough to make it posh.

TOP SPOTS: Spanning the Delaware to 7th Street, Society Hill's top picks include waterfront hangouts like Spruce Street Harbor Park, dozens of top restaurants, and historic side streets you'll never get tired of exploring.

COMMUTE: SEPTA buses make their way to Society Hill, but the fastest route is by the Market-Frankford line. Cabs and cars tend to have a tricky time navigating narrow streets and parking can be a challenge.

► **THE SHAMBLES** at Headhouse Square was a hub for merchants around the world to trade everything from food to furs. May through December, the tradition lives on in the 4,000 square foot open-air market, also home to The Food Trust's largest urban farmers' market.



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HAWTHORNE

Small but mighty, you won't want to blink and miss this gem off Broad Street.

VIBE: Artistic and charming while still delightfully weird.

TOP SPOTS: Just steps from the Avenue of the Arts, Hawthorne strikes the perfect balance of Broad Street energy with side-street charm. Head down Fitzwater for twinkle lights year-round and restaurants that will have your mouth watering.

COMMUTE: The Broad Street Line and SEPTA buses make commuting a breeze from this South Philly neighborhood. While parking might be tight, hopping on I-95 or I-76 is simple.

BELLA VISTA

A "beautiful site" just south of South Street.

VIBE: Trendy, eclectic with a mix of young professionals and wandering tourists.

TOP SPOTS: Just steps off South Street and home to the 9th Street Italian Market (the oldest open-air market in America), this historically Italian neighborhood is now home to a wide variety of cultures with no shortage of delicious dining options.

COMMUTING: The 47 and 23 SEPTA bus run straight through the section, hop on the Broad Street Line if you're in a hurry. Weekends call for casual walks to nearby Center City or south toward the waterfront.

When in Philly there's no place more authentic than grabbing fresh bites from the 9th Street **ITALIAN MARKET** (top left) or people watching from a park bench in **RITTENHOUSE SQUARE** (top right).

RITTENHOUSE

A fantasy world with lush tree-lined streets and brick-front houses just steps from skyscrapers and downtown shopping.

VIBE: Artsy, historic hotspot in Center City rich with colonial roots and nods to founders' French inspiration.

TOP SPOTS: Rittenhouse Square for reclining on elegant wood benches and people watching from under a tree, Rittenhouse Row shops on Walnut Street for uptown fashionistas and bargain hunters alike, Parc, Le Bus, Rouge and La Colombe for dining like a Parisian.

COMMUTE: SEPTA buses run the length of Walnut and surrounding streets, 19th Street trolley stop picks up east and westbound travelers, three blocks from the Walnut-Locust stop if you're heading north or south on the Broad Street Line.

► Don't let its size fool you, **HAWTHORNES** is a pint-sized bottle shop packed with more than just beer. Hearty brunches and home-style dishes for breakfast, lunch or dinner can be perfectly paired with your choice of 1,000 bottle varieties or one of their 11 rotating taps.



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REAL ESTATE **ROUNDUP****BREWERYTOWN**

Up and coming “Btown” isn’t just home to Philly’s finest brews.

VIBE: Hub for young urban professionals who dig the grit of city life but want to escape from downtown bustle by the end of the day.

TOP SPOTS: Mixed-use buildings are being redeveloped out of historic warehouses, while shops and chic cafes are joining the neighborhood’s 21 local breweries. Trends are made here, not followed.

COMMUTE: On sunny days take a 25-minute stroll to Center City, hop on your bike for a 15-minute ride down the parkway, grab a SEPTA bus, or jump on I-76 to easily escape to the ‘burbs.

FITLER SQUARE

An urban oasis just steps from the Schuylkill.

VIBE: Just east of Rittenhouse, this grassy escape is just as lush with half the tourists and twice as many dogs.

TOP SPOTS: Fitler Square and its dog parks are the pride of the neighborhood. But also worth exploring are the Schuylkill River Trail and the dozens of hole-in-the-wall coffee shops on residential streets.

COMMUTE: Fitler Square puts you close enough to Center City walking is easy to downtown or west to University City. Biking down the Schuylkill Trail will take you across the city fastest, while a SEPTA bus might be best if you’re heading south or east.



► *Ever crave Russian food? You will once you stop for a brew in **CRIME AND PUNISHMENT**. This Brewerytown pub serves delicious Eastern European-inspired bites alongside crafty beers in a sleek repurposed warehouse. Photo credit: Gregory Fuguet.*

UNIVERSITY CITY

Diversity and academia live harmoniously in this vibrant section of West Philly.

VIBE: West Philadelphia manages to strike a cool balance of college kids, young families, and retirees.

TOP SPOTS: More than just Penn, Drexel, and University of the Sciences, there’s also CHOP and a thriving art scene in Philadanco!, the ICA museum, and underground concerts. Whether you crave pre-fixe dishes from Mari-gold Kitchen or beer and pizza from Enjay’s there’s something for everyone. Take in the lush green space from a bench at Clark Park or 11-stories up at Cira Green.

COMMUTE: Learn to pull the rope and the trolleys will take you everywhere from far stretches of West Philly to City Hall. For further commutes, hop on the Market-Frankford line, bike the 25 miles of accessible bike lanes or jump on I-76 to retreat to the suburbs.

THE INSTITUTE OF CONTEMPORARY ART is the perfect stop to see how old school and new school blend harmoniously in University City’s eclectic neighborhood.



Students strolling through campus at the UNIVERSITY OF PENNSYLVANIA.

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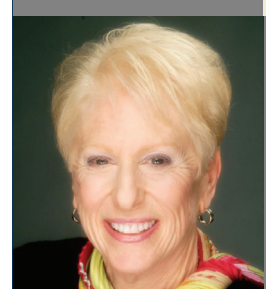
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REAL ESTATE **ROUNDUP**

CHESTNUT HILL

Known for friendly shops, delicious restaurants and being minutes away from Center City.

VIBE: Chic and sleek with small town charm. Stone mansions with lush lawns share the same zip code as quaint townhouses and trendy condos.

TOP SPOTS: Stop to smell the roses in Philadelphia's garden district at the 16-acre Pastorius Park or 92-acre Morris Arboretum. Stroll Germantown Avenue for award-winning restaurants, cozy bakeries, and chic boutiques.

COMMUTE: Two regional rail lines and SEPTA buses make this neighborhood easily commutable to and from Center City.

MORRIS ARBORETUM strolls with family are a perfect way to celebrate spring blossoms in Chestnut Hill. Photo credit: Ryan Estes.

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THE MAIN LINE

Dozens of small towns dotted along Route 30 packed with character.

VIBE: Family-friendly cul de sacs, lush gated estates, charming townhomes, and even a variety of chic condo spaces share a suburban world just a few train stops from Center City but a world away from hecticness.

TOP SPOTS: Top schools, quiet streets, and an ever-growing restaurant and bar scene make it easy to see why so many Philadelphians choose to raise their families in the western suburbs.

COMMUTE: Regional Rail lines offer rides from Malvern to Center City (and beyond) every hour. Amtrak's Keystone Corridor is great for high-speed and long-distance trips. When delays seem inevitable, hop on newly-expanded Route 202 to the Schuylkill expressway.

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WAYNE \$1,599,900

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MERION \$875,000

Charming & completely renovated, 5 bed, 3.1 bath, 3413 Sq Ft, stone Colonial situated on a corner lot in sought-after Merion Station. This wonderful, 3-story home features a bridal staircase and gorgeous hardwood floors throughout the entire home.

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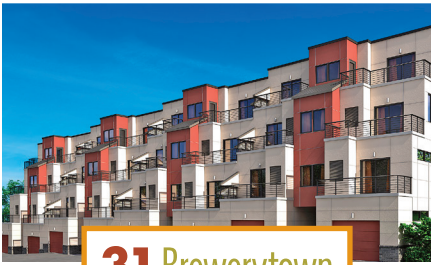
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PHOENIXVILLE

Modern meets old town charm in this small town at the intersection of French Creek and the Schuylkill River.

VIBE: Reminders of what built the town, namely the Phoenix Iron Company, are celebrated as heritage sites, funky restaurants, and wine bars along Bridge Street.

TOP SPOTS: Grab coffee from Steel City Coffee House before you stroll the French Creek Heritage Trail. Sip locally distilled spirits from Bluebird, or have a glass from one of the dozens of wine bars and restaurants along Main and Bridge Streets. Cap the day with a movie at The Colonial Theater and scoop from GCGC Greek Yogurt or bite from Bridge Street Chocolates. First Fridays of every month celebrate live music, art and local eats around town.

COMMUTE: Just 27 miles from Center City, this Chester County town is a straightforward commute with easy-to-find metered parking and lots.

THE COLONIAL THEATER
screens cult classics and new releases alike in its cozy old school screening room. Photo credit: Association for the Colonial Theatre.