

\$1,499,000 - 14 Pelham Rd, Philadelphia

MLS® #PAPH2558534

\$1,499,000

5 Bedroom, 4.50 Bathroom, 5,180 sqft

Residential on 0.00 Acres

MT AIRY (WEST), Philadelphia, PA

Introducing the last remaining of two new brand new, custom-built homes in the historic Pelham district of West Mount Airy, offering the very best of luxury living in a premier walkable location with a full 10-year tax abatement. This is a rare chance to own over 5,100 square feet of beautifully finished living space across four full levels, including a bright and versatile lower level. With 5 bedrooms, 4.5 baths, and an insulated two-car detached garage, every inch of this sunny home was crafted with comfort and quality in mind. A bluestone walkway winds through the spacious front yard to welcome you inside, where you will be greeted by a striking 3-story light-filled foyer with a bold, architectural staircase and custom millwork – a true showpiece that sets the tone for the rest of the home. The main floor features an expansive open concept layout with high ceilings and massive windows, ideal for both everyday living and entertaining. The chef’s kitchen is equipped with premium Thermador appliances, expansive quartz kitchen island with built-in storage, custom cabinetry including a large built-in pantry, and sophisticated and carefully curated finishes. The adjacent open dining and living spaces are anchored by a gas fireplace. A flexible, bonus room with pocket doors offers space for a den, playroom, or office conveniently located adjacent to the main living space. Just beyond the kitchen, a powder room and a well-appointed mudroom leads outside to a bluestone patio and



backyard, surrounded by mature landscaping for privacy and beauty. The second floor is home to the impressive primary suite, privately situated away from the other bedrooms at the rear of the home. The spacious spa-inspired ensuite primary bathroom includes walk-in shower, soaking tub, and elevated finishes. Two additional bedrooms with a jack and jill bathroom and a convenient laundry room complete this level. Upstairs, the third floor offers two additional spacious bedrooms or offices, a full hallway bathroom, and an open flexible space that can serve as an office or studio. The lower level boasts high ceilings and large windows that flood the space with natural light. Offering endless potential – think personal gym, home theater, private in-law or au pair suite, or combination of any of the above, this is NOT your typical finished basement but just more flexible living space for your family to spread out and enjoy. It also has a full bath and is plumbed for a second laundry area and/or wet bar. Additional features include whole-home internet wiring and speaker pre-wiring. The full 10-year abatement delivers massive savings to the tune of nearly 200K, adding long-term investment value. New homes with this attention to detail and fine craftsmanship are a very rare find. And just in case you have missed all the buzz, West Mount Airy is one of Philadelphia’s most cherished neighborhoods – rich in both character and community. This home is just a short walk to grocery stores, coffee shops, restaurants, boutiques, and a public library. Nature lovers will appreciate nearby the proximity of the Wissahickon, offering miles of trails for hiking, biking, and running. The adjacent stretch of Germantown Avenue is adding more great businesses all the time, with favorites including Tired Hands Biergarten, Adeline's coffee shop, Pax Flora boutique, and the hot, recently opened Doho Restaurant,. With Chestnut Hill

just 5 minutes away and Center City a 25-minute drive, plus easy access to primary bus and regional rail lines, this is where city convenience meets neighborhood charm. Part of the popular C.W. Henry public school catchment, and offering easy access to many of the city's most esteemed private schools, and a quick commute into Center City by car or train, this home really does have it all, and is a very rare find. Schedule your showing today!

Built in 2025

Essential Information

MLS® #	PAPH2558534
Price	\$1,499,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,180
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	14 Pelham Rd
Area	19119
Subdivision	MT AIRY (WEST)
City	Philadelphia
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19119

Amenities

Amenities	Wood Floors, Built-Ins, Crown Molding, Recessed Lighting, Sound System, Wainscotting, Curved Staircase
# of Garages	2
Garages	Garage Door Opener

Interior

Interior Features	Floor Plan-Open
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	4
Stories	4

Exterior

Exterior	HardiPlank
Exterior Features	Patio
Foundation	Slab

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	November 12th, 2025
Days on Market	7
Zoning	RSD3

Listing Details

Listing Office	Elfant Wissahickon-Rittenhouse Square
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Listing information last updated on November 18th, 2025 at 4:30am EST