

## FEATURES OF 2032 DELANCEY PLACE

2032 Delancey Place is within immediate walking distance of fine dining and historic Rittenhouse Square. This house has been designed for stylish entertainment – its retained architectural features of a bygone era showcase its classic elegance, yet it also features entirely new, state-of-the-art plumbing, electrical and HVAC systems. It is in effect a brand new house that happens to be a 150 year old grand mansion located in one of the most prestigious locations in Philadelphia.

- ❖ Over 6,000 square feet of completely renovated living space including 5 bedroom suites, 2 kitchens, 5 full baths, 2 half-baths and 5 fireplaces
- ❖ 2-car heated garage
- ❖ Elevator (basement to roof) and dumbwaiter
- ❖ Large, bright, eat-in gourmet kitchen with enclosed pantry, custom pearwood cabinets, granite countertops, glass tile wall splashes, premier appliances, leaded windows, large private balcony and adjacent powder room
- ❖ Dining room with leaded windows, fireplace, built-in cabinetry
- ❖ Large parlor/ballroom (400+ SF) with historic fireplace and detailing – ideal for a grand piano, and suitable for large catered parties, with adjacent caterer's prep kitchen and powder room
- ❖ Large master bedroom suite (500+ SF) with loads of built-ins and walk-in closet, fireplace and extraordinary, historic bay window with built-in sitting area
- ❖ Master bath with heated limestone floor, enclosed WC, double vanities, limestone and glass shower with rainshower head, and large double-ended soaking tub with Lefroy Brooks faucetry
- ❖ Media Room custom paneled with Brazilian cherry, including fireplace, A/V closet, built-in cabinets and shelves, and fully wired for surround sound
- ❖ Sky-lit 3<sup>rd</sup> floor includes large laundry room and three generous bedrooms, each with private full baths, featuring limestone floors and limestone/glass tile tub and shower enclosures

- ❖ Spacious (450+ SF) loft-like space on the 4<sup>th</sup> floor is ideal for use as a 5<sup>th</sup> bedroom, artist's studio, home office, gym or billiards room, as it features a full bath, kitchenette and access to the elevator as well as the roof deck
- ❖ Roof deck with both privacy and spectacular skyline views – accessible by elevator, with maintenance-free Ipe decking, connection for gas grill, and adjacent kitchenette/wet bar
- ❖ 7 zone state-of-the-art Sonos sound system, with in-ceiling speakers and wireless remote control, allowing for complete flexibility in the selection of music throughout the house.
- ❖ High ceilings and wainscot through much of the house
- ❖ Appliances include: two SubZero refrigerator/freezer combinations, Viking range with sealed burners, Viking wall oven and microwave, and Fisher & Paykel 2-drawer dishwasher
- ❖ Carefully restored (and re-created) historical details including leaded windows, fireplaces, central grand staircase, and projecting bay window
- ❖ New Brazilian cherry wood flooring throughout
- ❖ Fully monitored security system, integrated to incorporate all smoke, heat and CO detectors
- ❖ Generous storage space available throughout the house
- ❖ The Basement contains over 400 SF of finished storage and mechanical space, as well as a large unfinished space suitable for use as a shop, gym, or billiards room, plus an optional temperature-controlled wine cellar.
- ❖ Entirely new 6-zone HVAC and plumbing systems, with top of the line fixtures and accessories
- ❖ Entirely new state of the art electrical system featuring RD 6 and category 5 wiring for telephone, computer networking, cable, and high-speed internet throughout
- ❖ Extraordinarily well insulated house, with all exterior walls and ceilings insulated with sprayed-on closed cell foam insulation – creating an ideal thermal, vapor and sound barrier