

\$1,100,000 - 331 Reed St, Philadelphia

MLS® #PAPH2558178

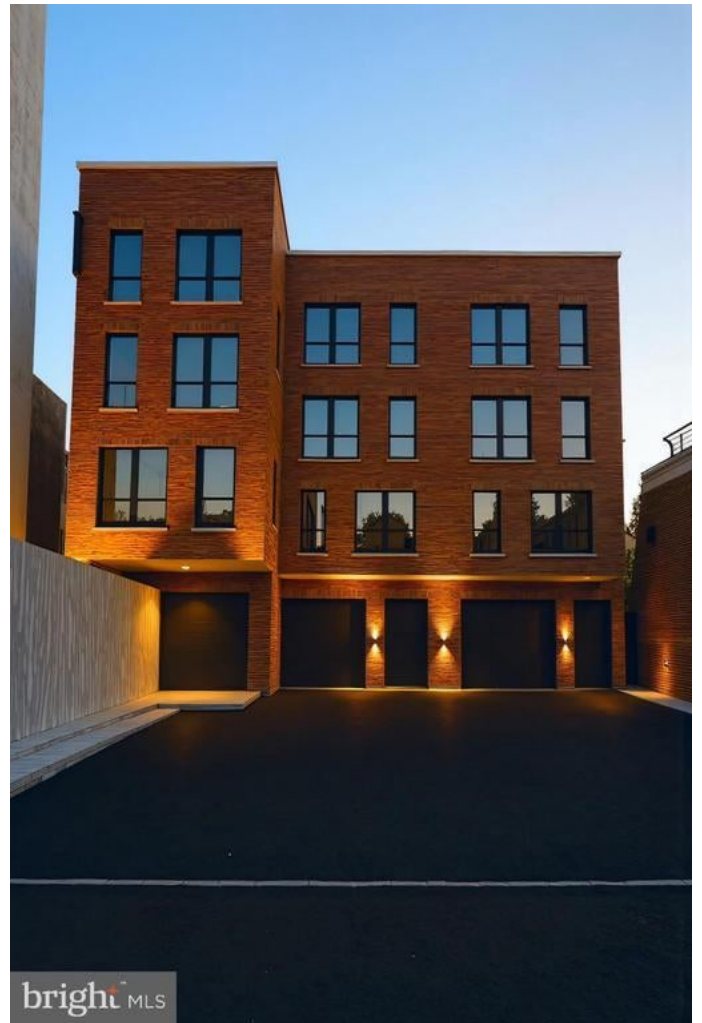
\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,864 sqft

Residential on 0.11 Acres

PENNSPORT, Philadelphia, PA

Welcome to The Enclaves, a new construction community in Philadelphia's sought-after Pennsport neighborhood. Set back from the street for maximum privacy, these beautiful 3 bedroom, 3 bathroom homes blend modern architecture and high-end craftsmanship while embracing the charm and character of the neighborhood. Each residence includes two-car garage parking, a rare city find, and two private outdoor spaces - a terrace off the kitchen and a rooftop deck with sweeping Center City views. The chef's kitchen is the heart of the home, featuring top-of-the-line appliances, custom cabinetry and a large island with waterfall countertops. The open layout flows effortlessly to the terrace, ideal for morning coffee or al fresco dining, and connects to a spacious dining area and living room perfect for entertaining. Upstairs, two guest bedrooms each have their own bathrooms and generous closet space. The primary suite spans the entire level, including a spa-like bathroom with heated floors and Porcelanosa tile and vanities, a freestanding soaking tub, glass-enclosed shower, double vanity, and private water closet. A built-in wet bar and laundry area add convenience and luxury. Benefit from a 10-year tax abatement and 1-year builder's warranty! Located in Pennsport, The Enclaves offer the perfect blend of quiet residential living and urban convenience, just steps from East Passyunk Avenue, and the Delaware waterfront and easy access to I-95. You'll have the



chance to choose and personalize your finishes, making each home a true reflection of your style. The homes are already framed and ready for you to walk through! Schedule your tour today and start customizing your finishes. Expected delivery is May 2026. Taxes and association fees are not \$1 and are TBD. Taxes and square footage are the responsibility of the buyer to have verified independently. Renderings are for marketing purposes only and may not depict actual finishes.

Built in 2026

Essential Information

MLS® #	PAPH2558178
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,864
Acres	0.11
Year Built	2026
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Straight Thru
Status	Coming Soon

Community Information

Address	331 Reed St
Area	19147
Subdivision	PENNSPORT
City	Philadelphia
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19147

Amenities

# of Garages	2
Garages	Additional Storage Area, Covered Parking

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished
# of Stories	3
Stories	3

Exterior

Foundation	Other
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School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	November 11th, 2025
Zoning	RSA5

Listing Details

Listing Office	KW Empower
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Listing information last updated on November 19th, 2025 at 3:45am EST