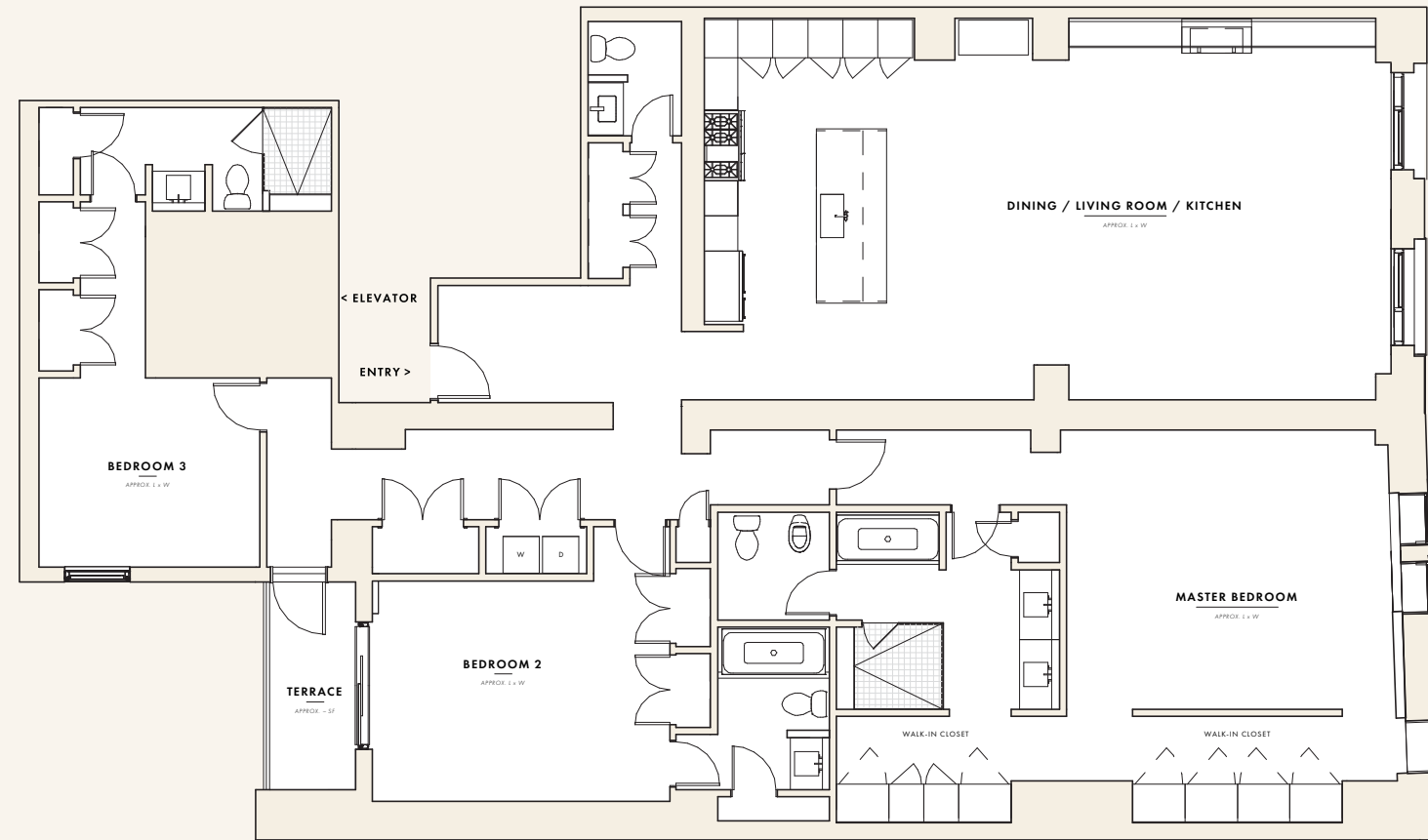




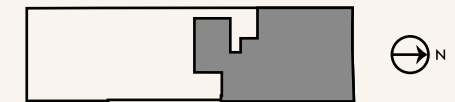
301

3 BEDROOMS / 3.5 BATHS / 2,956 FT² | 275 M²



'The Residences at 2110 Walnut are designed with utmost grace and civility lavishly boasting modern amenities and leading edge technology.'

The 301 residence at 2110 Walnut is a combination of both a historic Philadelphia brownstone and a contemporary mid-rise development. The eventual occupants will be able to freely navigate a space between a preserved historic structure and a new development, distinguishly separated by time but honorably joined by imaginative design. The access to a private deck and garden offers a welcome relief from the vibrant energy of a city life and a gentle retreat into the serenity of one's home'



301 | WALNUT ST FACING | 3RD FL

UNIT SPECIFICATIONS

MODERN GOURMET KITCHEN

- Custom Scavolini Italian Kitchen Cabinets
- Quartz stone countertop
- Quartz waterfall island countertop
- Duravit, Dorn Bracht or Grohe fixtures
- Stainless steel kitchen sink
- Engineered oak flooring
- 42" Sub-Zero refrigerator and freezer
- Wolf 48" range, four-burners, grill, griddle, and double oven
- Custom Scavolini paneled integrated Miele or Asko dishwasher
- 24" undercounter wine refrigerator
- Built-in Wolf Microwave & Wolf Coffee system
- Garbage disposal

MASTER BATH

- Porcelanosa, Akdo, or Ann Sacks floor and wall tiles
- Custom semi glass-enclosed standing steam shower with rainfall shower head, shower control assembly and a built in "sitting" bench
- Duravit bath/soaking tub
- Duravit Happy D toilet with Duravit rimless bidet
- Custom Scavolini wall mounted vanity base cabinets with stone or quartz countertop and Duravit double sinks
- Dorn Bracht faucet, tub and shower fixtures with starlight chrome finishes
- Oversize wall mounted mirror
- Heated floors

SECONDARY BATHS

- Porcelanosa, Akdo, or Ann Sacks floor and wall tiles
- Custom semi glass-enclosed standing shower shower control assembly and a built in "sitting" bench or tub
- Duravit Durastyle one piece toilet
- Custom Scavolini wall mounted vanity with stone or quartz countertop and Duravit sink
- Oversize vertical wall mounted mirror

MISCELLANEOUS

- Whirlpool or ASKO Washer/Dryer
- Basic home automation package by Springboard with custom all-in-one smartphone home automation global controlled app
- Nest Smart Thermostat
- Nest Protect Smoke Detector
- Door Entry System
- Master bedroom custom Italian closet system by Pianca S.p.A

BUILDING AMENITIES

- Virtual doorman
- On-site storage
- On-site parking available

OPTIONAL PACKAGES

- Spark ventless fireplace with custom mantle
- Bang and Olufsen entertainment packages
- Additional home automation packages by Springboard Media
- Lutron lights
- Lutron shades
- Customized living room built-ins
- Heated floors (secondary baths)
- Security system

ASTOBANREALTYGROUP

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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floorplan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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