

1901 Delancey Place

MARY
ON THE
SQUARE


BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS
*Luxury
Collection*



Welcome to
a City where
Generations
of Families
Create
Lifelong
Memories

"We have lived and
worked in the Rittenhouse
neighborhood for over 30
years. We love it and we
think you'll love it too"
– Mary Genovese Colvin
& Margaux Pelegrin



Rittenhouse Square

Rittenhouse Square has represented the ultimate in urban living since the mid 1800's, when it served as the fashionable home base for Philadelphia's Victorian aristocracy. From impeccably maintained 19th century row houses to grand apartment buildings, from cutting-edge condos to Italianate mansions, Center City's most sought after addresses have always been found "on the square."

With its unsurpassed balance of residential and commercial uses, stunning natural beauty, and range of architecture, Rittenhouse Square exudes a prototypically European sense of style, history and civic pride. The Square itself—one of William Penn's five original open-space parks—serves as a gathering place for the entire city, its six beautifully maintained

acres a blossom-laden backyard of lush lawns and linden trees, bronze sculptures and a central reflecting pool.

With over 200 shops, restaurants, galleries, spa-salons and high-end hotels—plus the Shops at Liberty Place—Rittenhouse Square is undoubtedly Philadelphia's most stylish commercial district. Trend-leading boutiques and flagship retail stores line the stretch of Walnut Street known as "Rittenhouse Row," attracting shoppers and tourists from around the world. And arts and culture thrive here too, from intimate concerts at the renowned Curtis Institute to myriad theater, opera and musical performances along the Avenue of the Arts—especially at the acclaimed Kimmel Center for the Performing Arts, home of the fabulous Philadelphia Orchestra.



1901 Delancey Place connects with the long-standing tradition of collection & reverence of great art in Philadelphia.

Stretching from LOVE Park to one of the largest museums in the U.S., the Philadelphia Museum of Art, Philadelphia's grand tree-lined Benjamin Franklin Parkway is flanked by some of the city's most acclaimed destinations. Visitors to the Parkway Museums District will discover a cultural mecca with world-class museums and educational institutions. The Rodin Museum, the magnificent Swann Memorial Fountain, Cathedral Basilica of Saints Peter and Paul on Logan Square and the world famous Barnes Foundation are just a few of the treasures and discoveries that abound on the Parkway.

Redefining Real Estate in Center City

As part of the Berkshire Hathaway HomeServices network, Mary on the Square offers clients the best of both worlds, combining the strong local leadership and personal attention of a boutique sales team with the unsurpassed network and resources of a world renowned company.

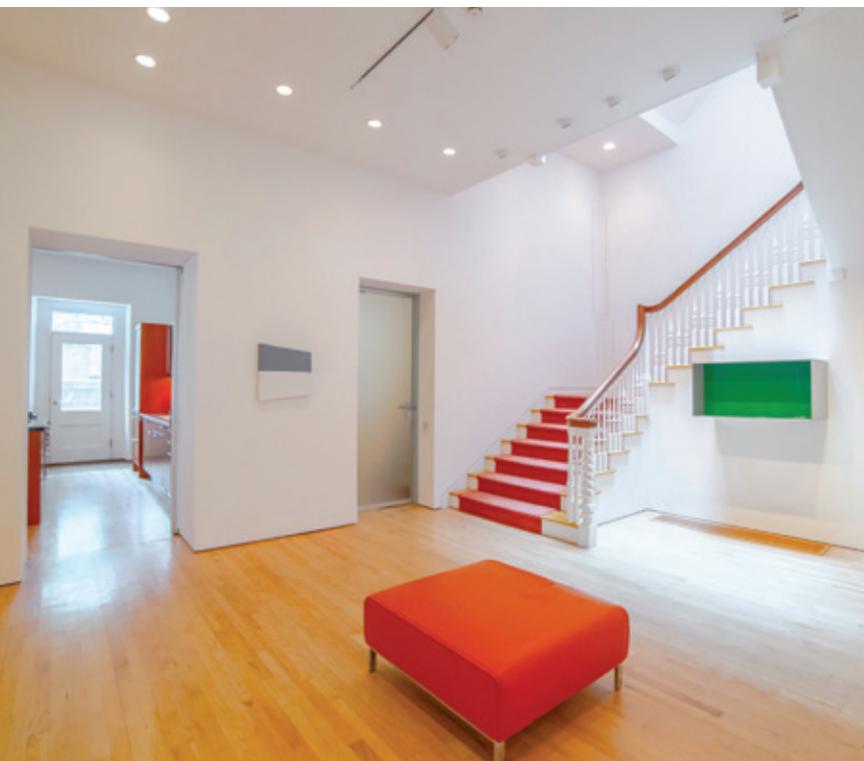
1901 Delancey Place



Featured in the April 2013
WSJ article "The House
With a Surprise Inside"
1901 Delancey Place is
a masterpiece of natural
light and design.



This spectacular completely renovated and very rare 42 foot wide mansion in Rittenhouse Square exudes the ultimate in sophistication and luxury.



Extensive light, soaring 12-16 foot ceilings, lavish entertaining space, exquisite Italian glass doors and state-of-the-art systems make it an unrivaled modern-day trophy home.

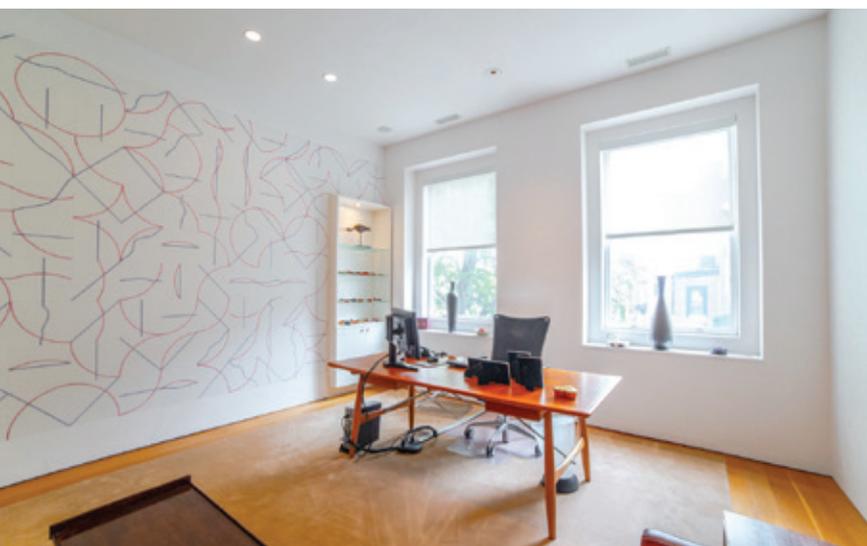
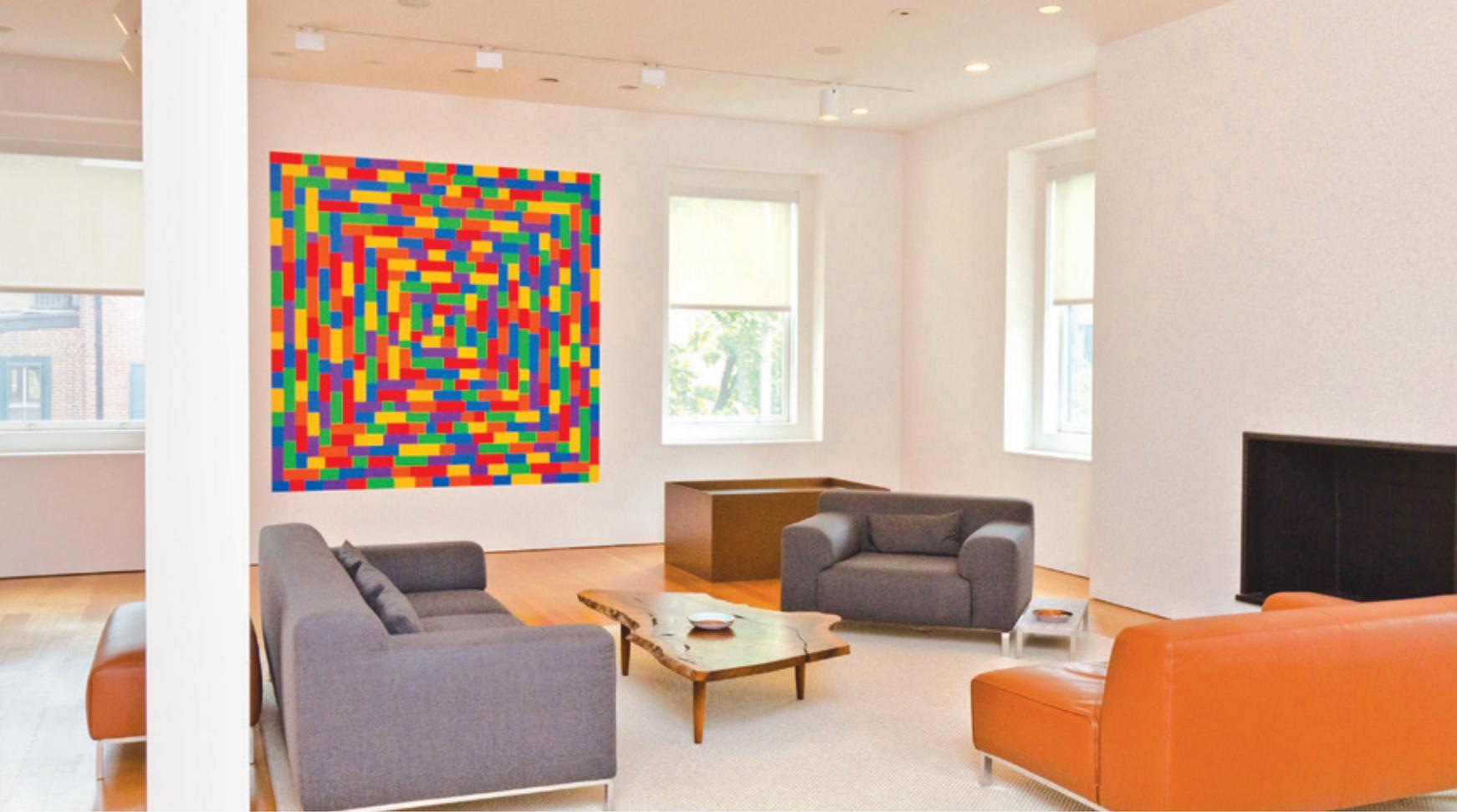




The expansive residence of 1901 Delancey Place epitomizes distinctive beauty and character.

5 magnificent stories, approximately 8800 square feet of living space and a 400+/- square foot roof deck.

This showplace home right off Rittenhouse Square is located in the heart of world-class museums, upscale shopping and critically-acclaimed restaurants. Truly a once-in-a-lifetime residential opportunity in Philadelphia!



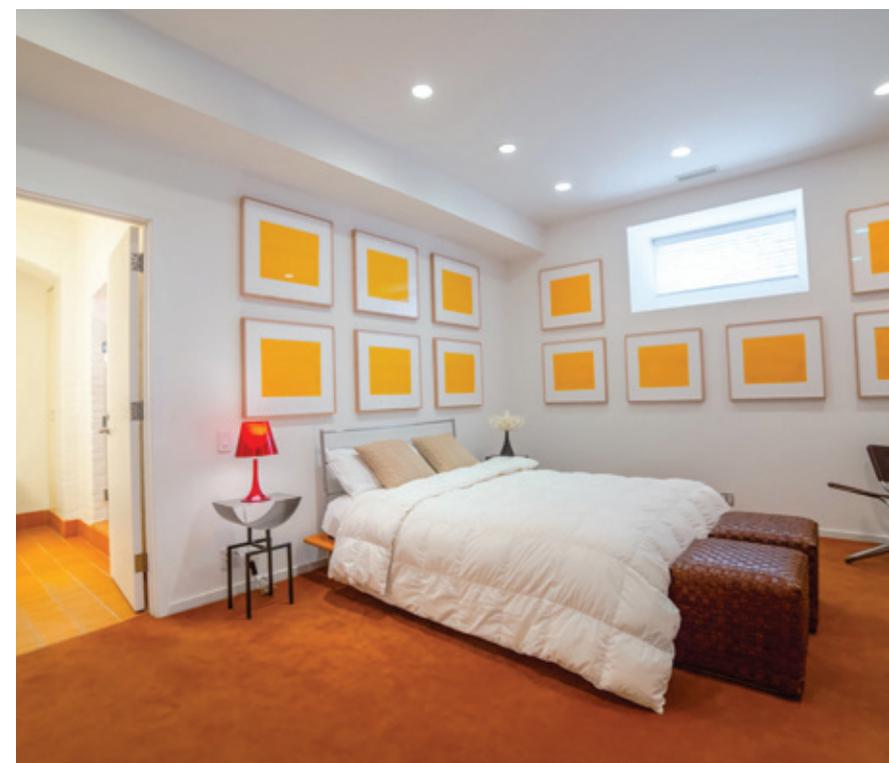
Circa 1870, this five floor masterpiece offering 5 bedrooms, 4 full baths and 3 powder rooms has been gutted and tastefully redone by the current owner, who has spared no expense on an exquisitely-detailed renovation.





The elegant ambiance is graced by huge windows, a generous flow of light from all four sides – an unrivaled feature in center city, a fireplace, an elevator, gorgeous oak flooring throughout, and high-tech control of everything from heating to sound and to security.

The lower level is a recreation lover's dream with a media room, catering kitchen and guest apartment with separate entrance.



The Floor Plan of 1901 Delancey Place

Price is available upon request.



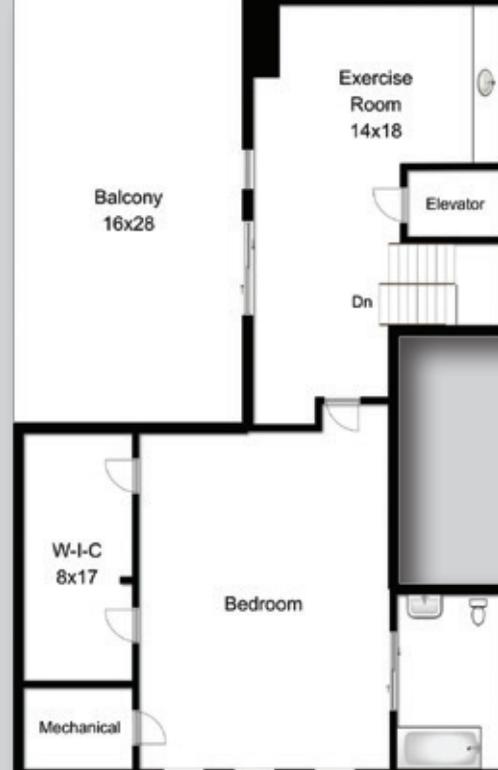
First Floor



Second Floor



Third Floor



Fourth Floor



Lower Level

The Art of Selling Luxury

Because we have the highest standards, we take great pride in meeting yours. Our team approaches each transaction with the utmost care and is committed to staying at the forefront of industry trends and changes. "In today's market, keeping up is not just important but crucial," says founding partner Mary Genovese Colvin. "From luxury sales to rentals we do it all with unwavering dedication to each and every transaction."



Mary on the Square

Mary on the Square is a residential sales team representing buyers, sellers, renters, landlords, and developers.

Selling "River to River" in Center City Philadelphia, our full time boutique residential sales team understands the complexities of urban living and the luxury real estate market. We leverage our personal connections, decades of experience, cutting-edge technologies, and intensive market knowledge in pursuit of unparalleled client-focused service.

Mother-daughter partners Mary Genovese Colvin and Margaux Pelegrin are in the top 1% of all realtors nationwide; both were named 2013 PREA 100 award winners as Top 100 agents in the network. Expert in appraising market value and matching clients with the ideal home for their tastes and budgets, the Genovese-Pelegrin team

brings the highest level of professionalism, creative thinking and personal attention to everything we do. Our stellar reputation in the industry testifies to our comprehensive market expertise and singular commitment to our clients.

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**We provide creative solutions to
meet today's Real Estate Challenges**

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**For more information about
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www.MaryOnTheSquare.com**



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