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FOCUS ON CONDOMINIUM HOUSING

Bi-level penthouses, awards distinguish The Ellington

With all of the new condos in Philadelphia, it can be hard for a buyer to know where to start. The Ellington, a luxury condominium at 15th and Chestnut Streets, is working to set itself apart by offering world-class amenities and bi-level penthouses in the heart of Center City.

The new bi-level penthouses feature spacious layouts of 1,200 to 2,500 square feet, soaring 10-foot ceilings and sweeping city views. The designs capture the charm of a Society Hill townhouse and the luxury of a full-service condominium.

Gourmet kitchens in the penthouses feature rich cherry cabinetry, stainless-steel appliances and black granite countertops similar to what you'd find in a high-end custom-built home. Several penthouses have a den area perfect for a home office setup. Oversized master baths offer spa-quality amenities, such as Carrera marble tiling, luxury double-vanity sinks and oversized dual-shower systems for two. Prices start in the high \$500s.

"The spacious penthouse homes are such a pleasure to decorate," says Alex Chapman, interior designer of The Ellington. "The grandeur of the bi-level apartments lends itself to so many different decorating options."

The biggest trend in penthouse design is using furniture, color and design techniques that emphasize the expansiveness of the space,

explains Chapman. "Using oversized furniture and accessories throughout the rooms allows the eye to appreciate the soaring ceiling heights, the extensive living space and the breathtaking city views that are as much a part of the décor as anything else within the penthouse."



All of the one- and two-bedroom condos at The Ellington feature 10-foot ceilings.

In September, The Ellington was named Best Condominium Home of the Year Under \$500,000 by the Building Industry Association of Philadelphia. It also received five of the Association's 2006 William Penn Awards of Excellence, including Best Conversion of the

Year under \$500,000 and Best Adaptive Reuse of the Year.

"Being named Condominium of the Year when Philadelphia has so many high-profile residential projects under way and from the finest national and regional homebuilders, is an incredible

recognition of our ability to provide the marketplace with a great product," says Greg Dwoerakowski of Pitcairn Properties, The Ellington's developer.

All of the one- and two-bedroom condos at The Ellington are digital-cable and high-speed-Internet-ready, and feature 10-foot ceilings; Brazilian cherry floors; GE washers and dryers; new, oversized, fully operable windows; and, in the kitchens, granite countertops, Poggenpohl cabinets and stainless-steel appliances. Bathrooms have marble tiling, cultured-marble vanity tops and Kohler fixtures.

Building amenities include 24-hour concierge services, a fully equipped fitness center

and a magnificent clubroom. The 160 units are 70 percent sold, with a newly released inventory of one- and two-bedroom and penthouse apartments now available. A variety of model homes at The Ellington are open for viewing, including a penthouse.



Kitchens feature stainless-steel appliances.

About The Ellington

Address: 1500 Chestnut Street, Philadelphia, PA 19102

Nearby Landmark: Avenue of the Arts

Phone: 215-569-8174

Website: www.ellingtoncentercity.com

Type of Housing: Condominiums

Number of Units: 160

Developer: Pitcairn Properties

Amenities: Fully equipped fitness center, clubroom, oversized windows, hardwood floors, 10-foot ceilings, bi-level penthouses

Shopping: Liberty Place; Walnut and Chestnut Street shopping; Restaurant Row, including Le Bec Fin, The Palm and Capital Grille

Public Transportation: SEPTA subway, bus and train lines are within walking distance.

Location: The building is located on the corner of Chestnut Street (eastbound) and 15th Street (southbound) in Center City.