

# ROMAN SQUARE

**[www.romansquare.com](http://www.romansquare.com)**



**RE/MAX  
@HOME**

EXPERIENCE THE DIFFERENCE

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# RENDERING

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All materials and Pricing are subject to change. Any changes will be of an equal or higher quality.

# FEATURING

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Welcome to your new home located in one of Philadelphia's most vibrant and desirable neighborhoods, Passyunk Square. Roman Square is a community featuring only 8 exclusive residences with garage parking for one or two cars. Buyers will have a choice of floor plans featuring 3 or 4 bedrooms by acclaimed architects, DesignBlendz. Arrive home to your 2-car garage with added convenience of a powder room and storage area. An alternative option is 1 car garage with bedroom & full bathroom; the perfect guest room, au pair suite or home office. An open concept second floor features 10 ft ceilings and oversized Pella Windows allowing maximum flow of natural light throughout the living room, dining room and kitchen. Whether cooking or entertaining, you will be at home in the Gourmet Kitchen equipped with every modern amenity including French door refrigerator, 5 burner gas range, dishwasher, canopy hood and slide out microwave, all clad in stainless steel. Retire after a long day into the entire 3rd floor owner's suite which boasts a huge walk-in closet and a beautiful bathroom with double sink vanity and a large stall shower with a frameless glass shower door. Keep everything cozy with dual zone gas heat and gas, tankless hot water heater. Energy efficiency and quality is evident throughout. The 4th floor is equally as impressive with 2 junior suites each with a well-appointed bathroom. Space for a washer and dryer tucked in a laundry closet conveniently located just steps away. An expansive roof deck with amazing views tops off this quality filled home. Additional features include hardwood flooring and recessed LED lighting throughout all living areas and bedrooms, quartz countertops and more. Imprint your signature on your new home by selecting finishes. 10-year tax abatement and one-year builder warranty included for added piece of mind. Pricing starting at \$669,500. Different Floor Plans and Options Available.

# OPTION 1-ONE CAR GARAGE

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| Addresses                   | Sq Ft                             | Lot Size  | Price       |
|-----------------------------|-----------------------------------|-----------|-------------|
| 1100 McKean St              | 2765 + 335 Garage & 421 Roof Deck | 17 X 58   | <b>SOLD</b> |
| 1104 McKean St              | 2765 + 335 Garage & 586 Roof Deck | 16.5 X 58 | <b>SOLD</b> |
| 1106 McKean St              | 2765 + 335 Garage & 586 Roof Deck | 17 X 58   | <b>SOLD</b> |
| 1101 Emily St A             | 2771 + 335 Garage & 582 Roof Deck | 17 X 59   | <b>SOLD</b> |
| 1101 Emily St B             | 2771 + 335 Garage & 582 Roof Deck | 16.5 X 59 | <b>SOLD</b> |
| 2010 S. 11 <sup>th</sup> St | 1921 + 219 Garage & 353 Roof Deck | 36 X 26   | \$669,500   |
| 2012 S. 11 <sup>th</sup> St | 2508 + 219 Garage & 280 Roof Deck | 26 X 24   | <b>SOLD</b> |

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# OPTION 2-TWO CAR GARAGE

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| Addresses       | Sq Ft                             | Lot Size  | Price       |
|-----------------|-----------------------------------|-----------|-------------|
| 1100 McKean St  | 2581 + 519 Garage & 421 Roof Deck | 17 X 58   | <b>SOLD</b> |
| 1102 McKean St  | 2581 + 519 Garage & 586 Roof Deck | 16.5 X 58 | <b>SOLD</b> |
| 1104 McKean St  | 2581 + 519 Garage & 586 Roof Deck | 16.5 X 58 | <b>SOLD</b> |
| 1106 McKean St  | 2581 + 519 Garage & 586 Roof Deck | 17 X 58   | <b>SOLD</b> |
| 1101 Emily St A | 2587 + 519 Garage & 582 Roof Deck | 17 X 59   | <b>SOLD</b> |
| 1101 Emily St B | 2587 + 519 Garage & 582 Roof Deck | 16.5 X 59 | <b>SOLD</b> |

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# SPECIFICATIONS

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## EXTERIOR

- **Front facades:** Brick with fiber cement board
- **Rear facades:** Vertical “board and batten” vinyl siding
- West façade of lots 1 and 5 will be horizontal vinyl siding
- **Windows:** Pella Aluminum clad wood- black/metal exterior, white/wood interior
- **Roofing:** Fiberglass with paint finish to match exterior

## INTERIOR

- **Interior Doors:** Bedroom and bathroom doors: Flush solid core wood doors. Closet doors will be flush, hollow core doors
- **Moldings:** Wood base will be 3” “sanitary”
- **Wood Flooring:** All Living/Dining/Kitchen areas and Bedrooms will include 5/8" Engineered wood flooring with a 5mm White Oak wear layer (Color Options available)
- Interior Walls shall be painted gypsum board with painted wood wall base. Wood doors and trim shall be painted
- First floor ceilings will be approximately 8’
- Second floor ceilings will be approximately 10’
- Third floor ceilings will be approximately 9’
- Fourth floor ceilings will be approximately 8’10”
- All ceilings will be finished with painted gypsum board. Some areas may have gypsum board soffits. Bathrooms, hallways and some closets will have approximately 7’ gypsum board ceilings on the first floor and approximately 8’ gypsum board ceilings on the 3<sup>rd</sup> and 4<sup>th</sup> floors
- Entry doors shall be 3’-0” x 6’-8” painted flush fiberglass doors
- Privacy locks shall be provided on all bathrooms and bedroom doors



# SPECIFICATIONS

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## INTERIOR PARTITIONS

- Interior partitions shall be typically 2x4 stud walls with one layer of ½" gypsum wall board each side

## ELECTRICAL

- Electrical convenience duplex receptacles per Code
- GFI electrical receptacles in wet areas as required per Code
- Connections for all furnished appliances and other convenience outlets in kitchen
- One cable TV jack in each bedroom and one in the living area

## APPLIANCES

- Refrigerator: Whirlpool Stainless French Door Style
- Slide-In Range: Whirlpool Stainless, gas
- Dishwasher: Whirlpool Stainless \*Canopy Hood: Whirlpool Stainless
- Washer/Dryer: By Purchaser (Side By Side)
- Built-in Microwave: KitchenAid Slide Out Microwave

## ADDITIONAL SPECS

- Insulation: R19/R38
- Fuel: Gas
- Heating/Cooling: Dual Zone (2 units), Forced Air (Gas Heat), Goodman or equivalent
- Lighting/Electric: \* 200 Amp service \* 4" LED recessed lights in all living areas and bedrooms \* J-boxes for ceiling fans in bedrooms and for kitchen island pendants
- Plumbing Fixtures: \*Dual Flush toilets \*Hot Water Heater: Gas, tankless, Navien or better

## FIRE PROTECTION

- Full sprinkler protection in accordance with Code
- Smoke detection system in accordance with Code



# SPECIFICATIONS

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## HEATING AND AIR CONDITIONING

- Individual Unit heating and cooling will be provided via gas fired furnaces located in utility closets connected to outside condensing units located on the roof of the building
- Thermostats providing temperature adjustment
- Exhaust systems are provided for bathrooms and kitchens

## KITCHEN

- Sink shall be undermount stainless steel
- Garbage disposal shall be Insinkerator 1/2HP or equivalent
- Sink faucet shall be single lever mixer with integrated pre-rinse sprayer
- Kitchen Cabinets: (Options available)
- Kitchen Counter Tops: Quartz (Options available)

## BATHROOMS

- Flooring in Master and hall baths shall be ceramic tile with wood wall base
- Where powder rooms exist, flooring shall be wood with wood base
- Walls shall be a combination of painted gypsum board and ceramic tile
- Where bathtubs are installed, they shall be acrylic soaker tubs (60" long)
- Showers will vary in size, per plans and will have ceramic tile walls and mosaic tile floor
- Shower Enclosures: Glass Doors

## LAUNDRY ROOM

- Laundry areas will be prepared with exhaust, drainage and cold and hot water supply lines

## WARRANTY

- 1 Year Builder Warranty

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# RENDERING

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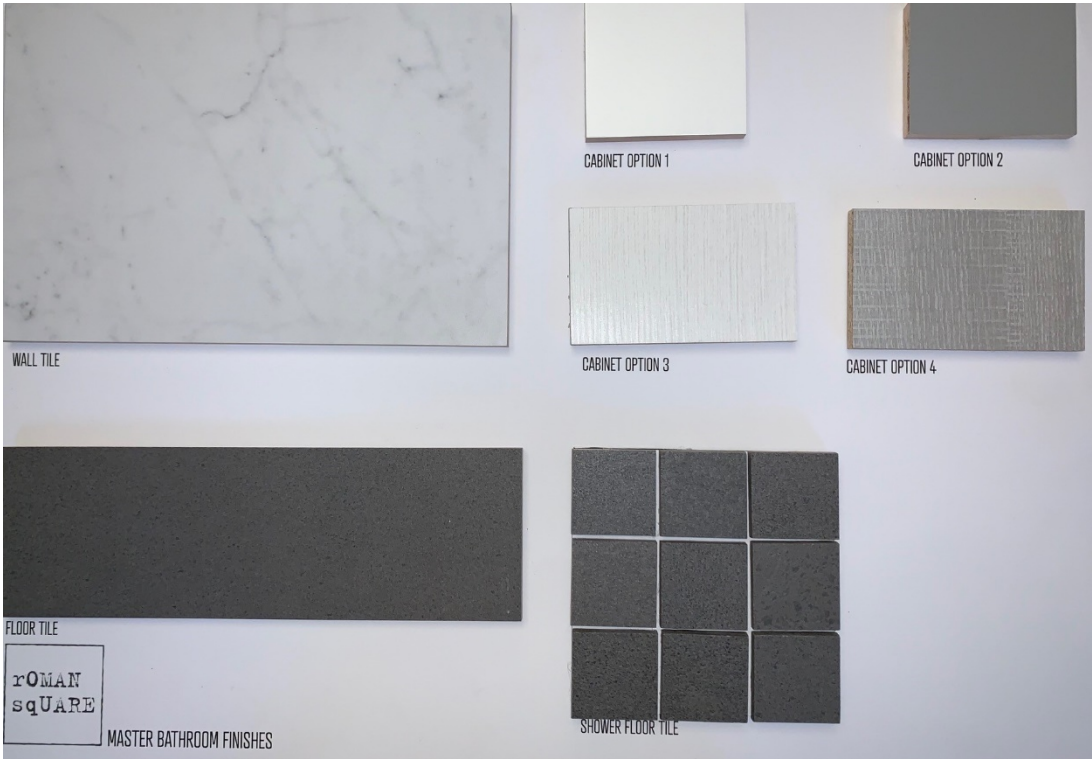
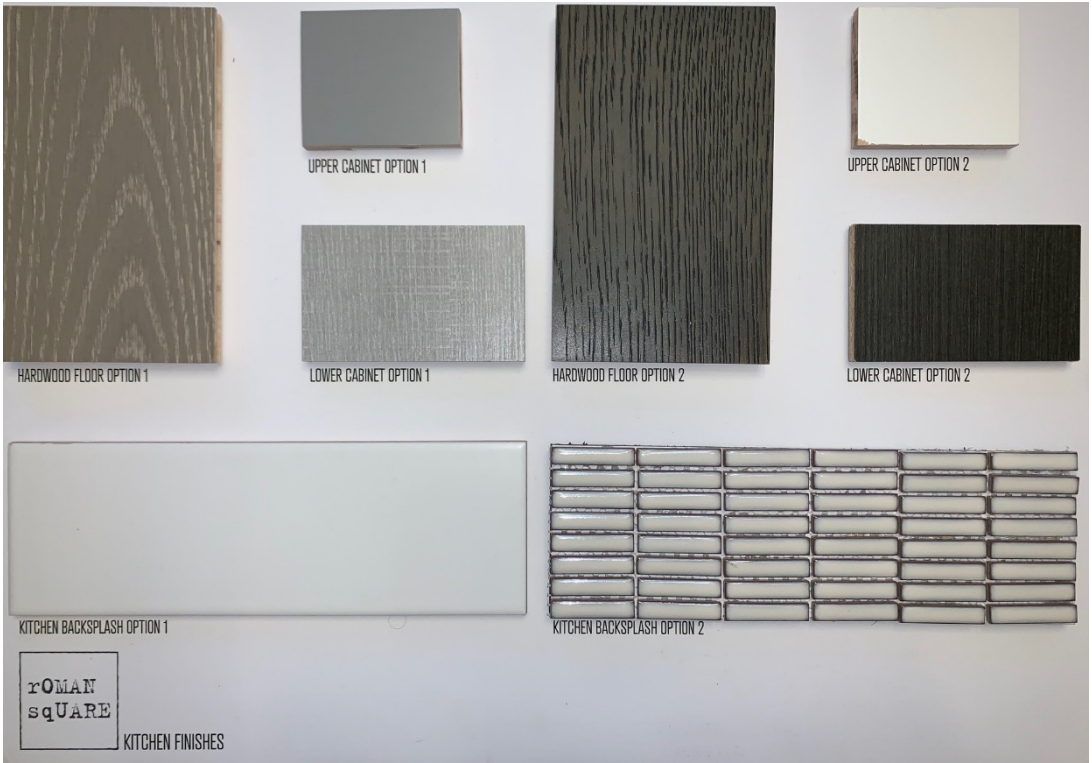
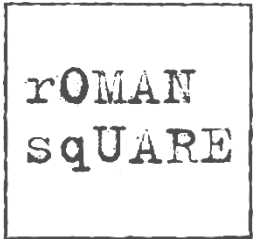
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# FINISHING OPTIONS

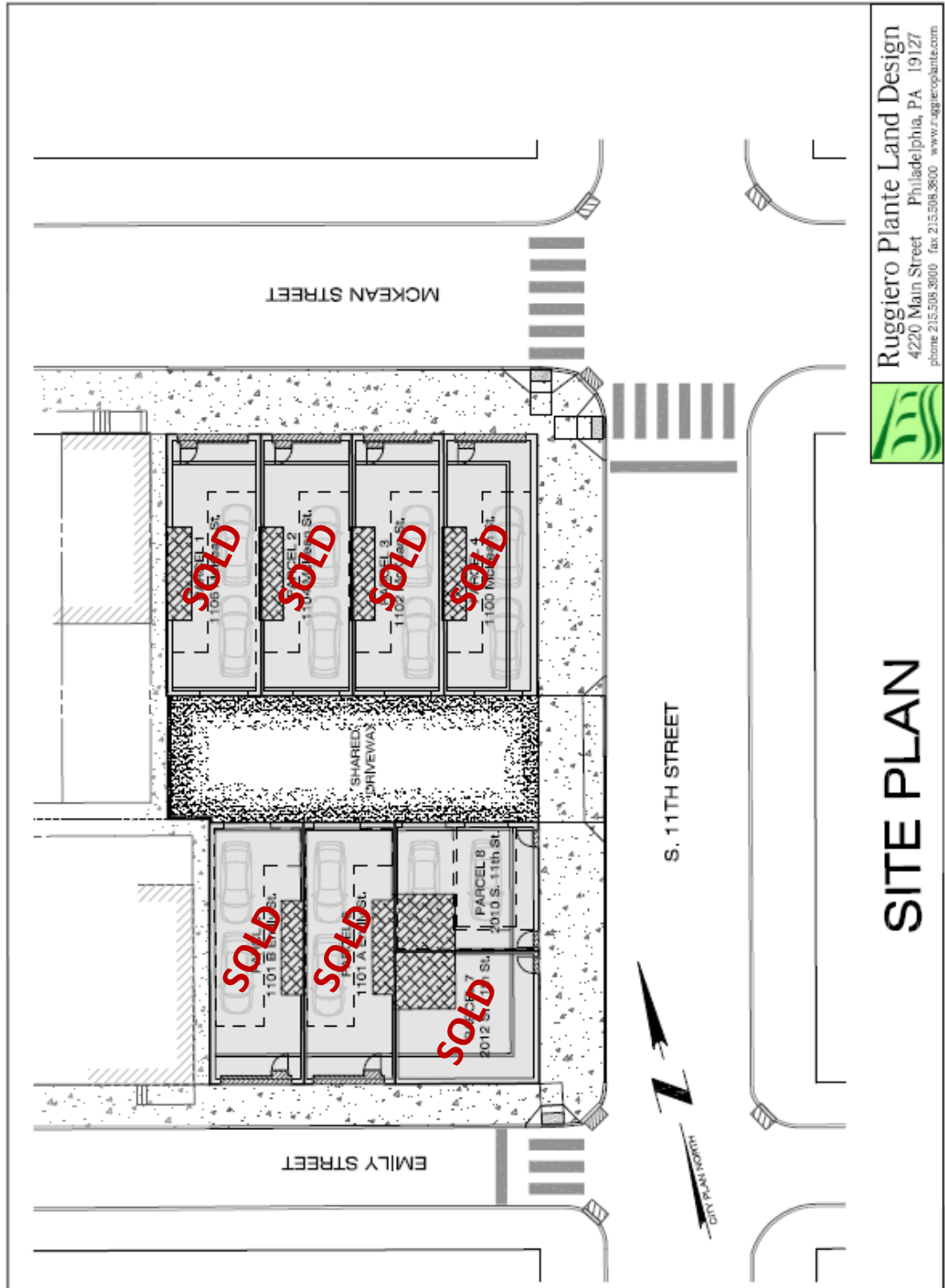


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# SITE PLAN

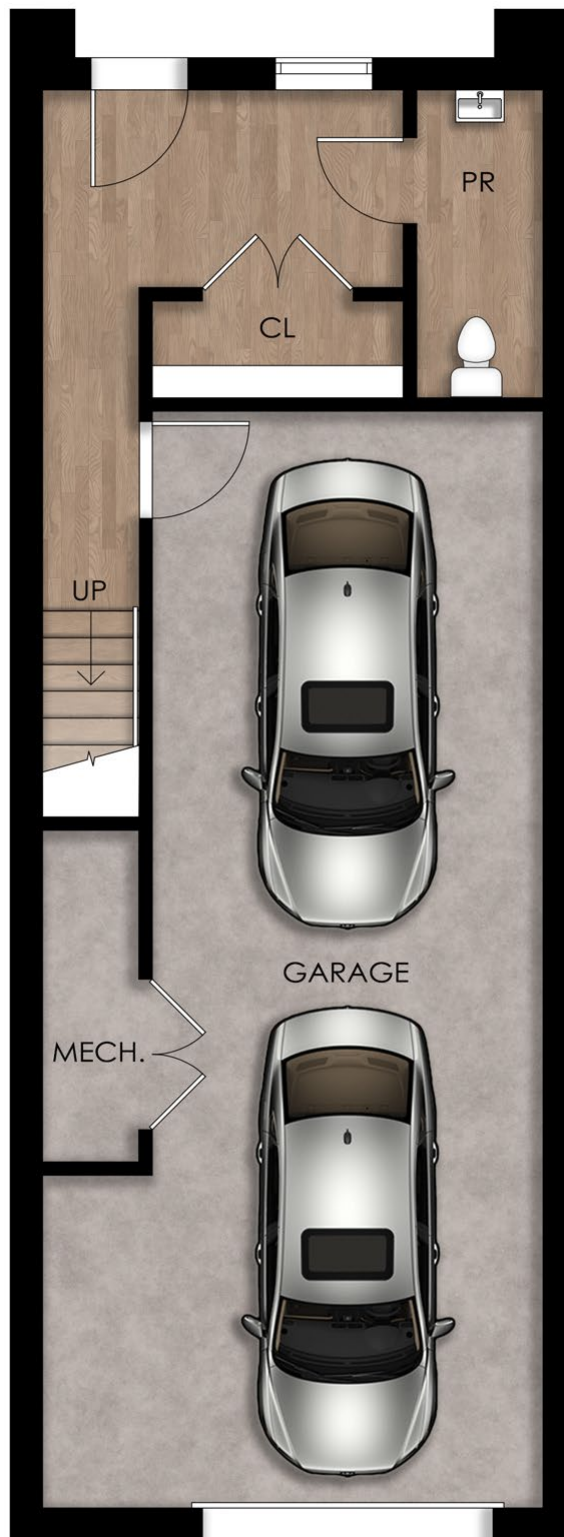
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# FLOOR PLANS

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UNITS 2 & 3 | 2581 SQFT

UNITS 5 & 6 | 2587 SQFT

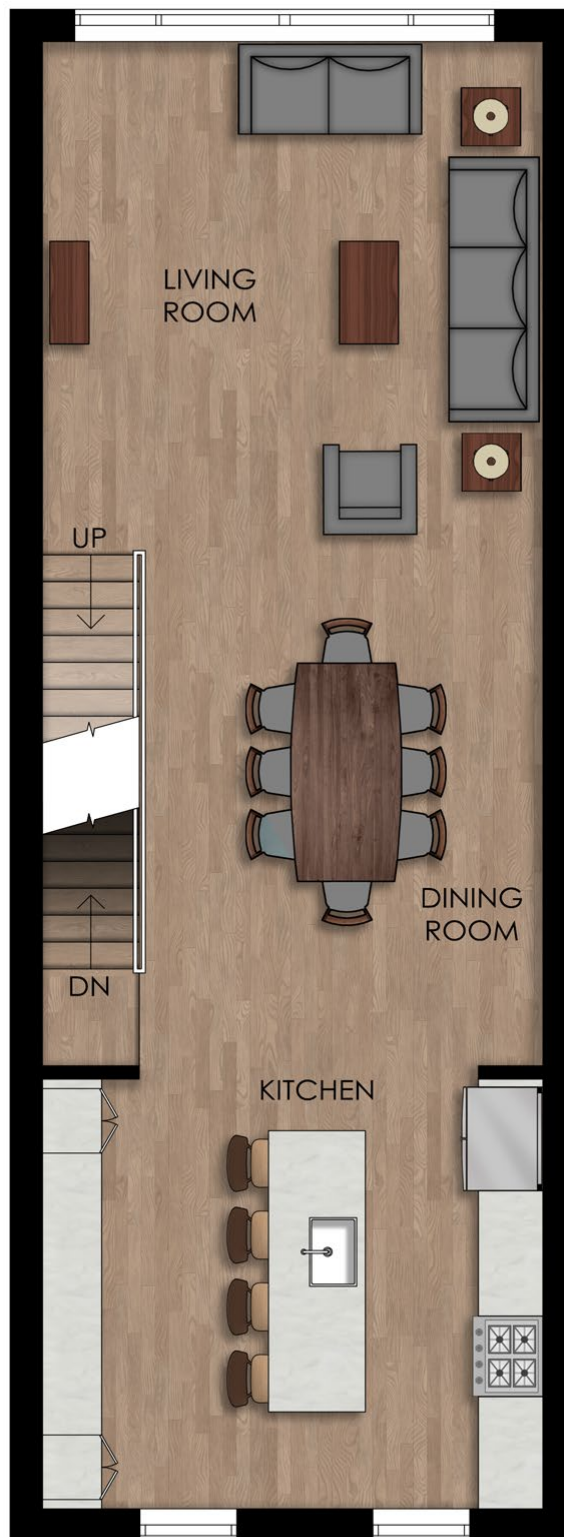
FIRST FLOOR

CANNODESIGN  
ARCHITECTURE & DESIGN

Renderings by:  
**DESIGNBLENDZ**

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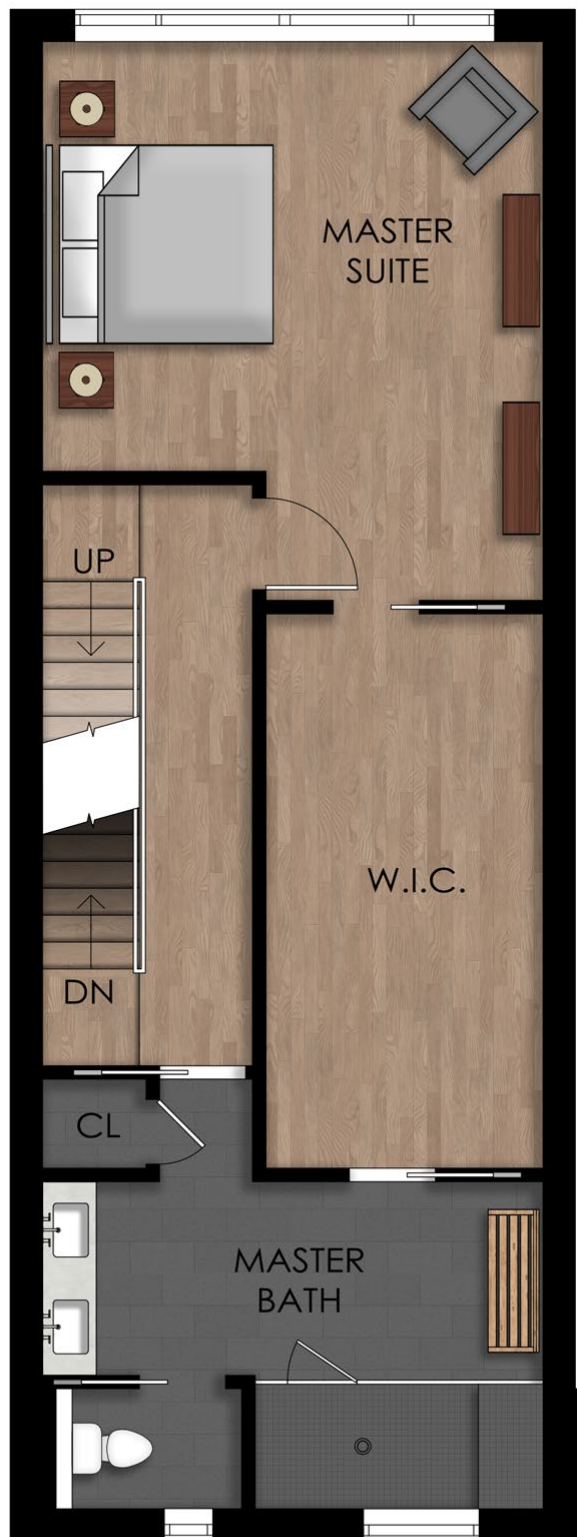


UNITS 2 & 3 | 2581 SQFT

UNITS 5 & 6 | 2587 SQFT

SECOND FLOOR

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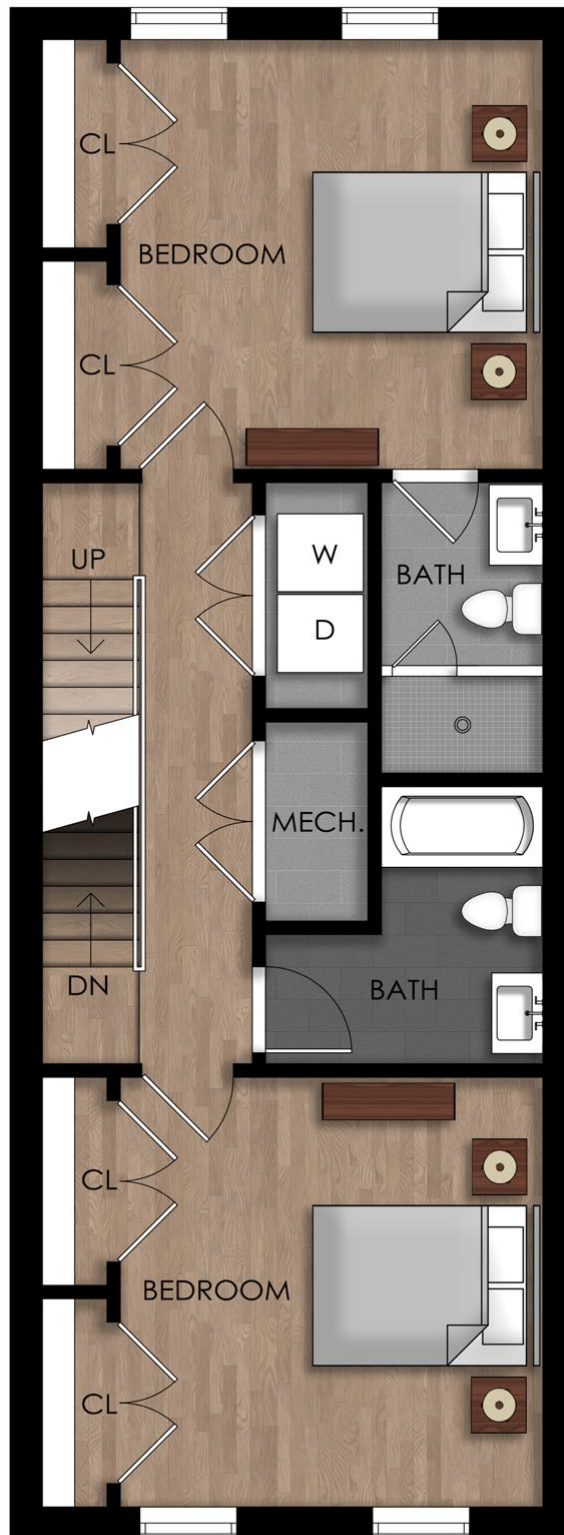


UNITS 2 & 3 | 2581 SQFT

UNITS 5 & 6 | 2587 SQFT

THIRD FLOOR

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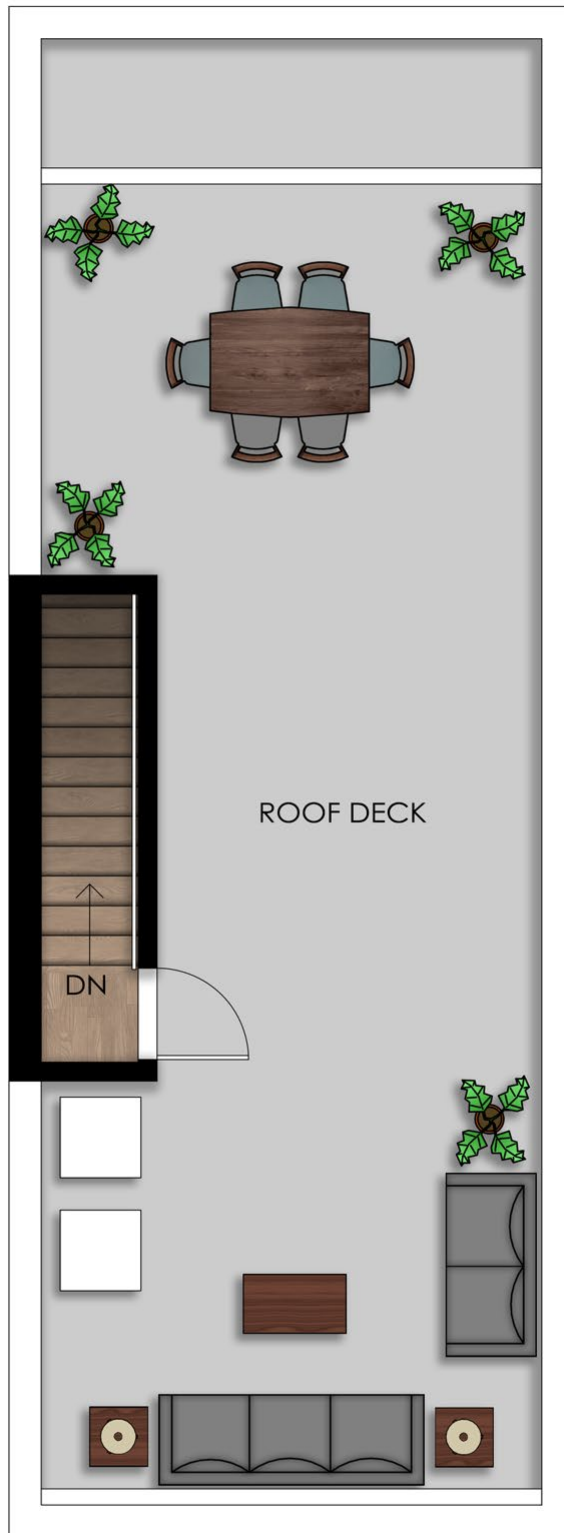


UNITS 2 & 3 | 2581 SQFT

UNITS 5 & 6 | 2587 SQFT

FOURTH FLOOR

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UNITS 2 & 3 | 2581 SQFT

UNITS 5 & 6 | 2587 SQFT

ROOF DECK



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UNIT 7 | 2508 SQFT  
FIRST FLOOR



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UNIT 7 | 2508 SQFT  
SECOND FLOOR

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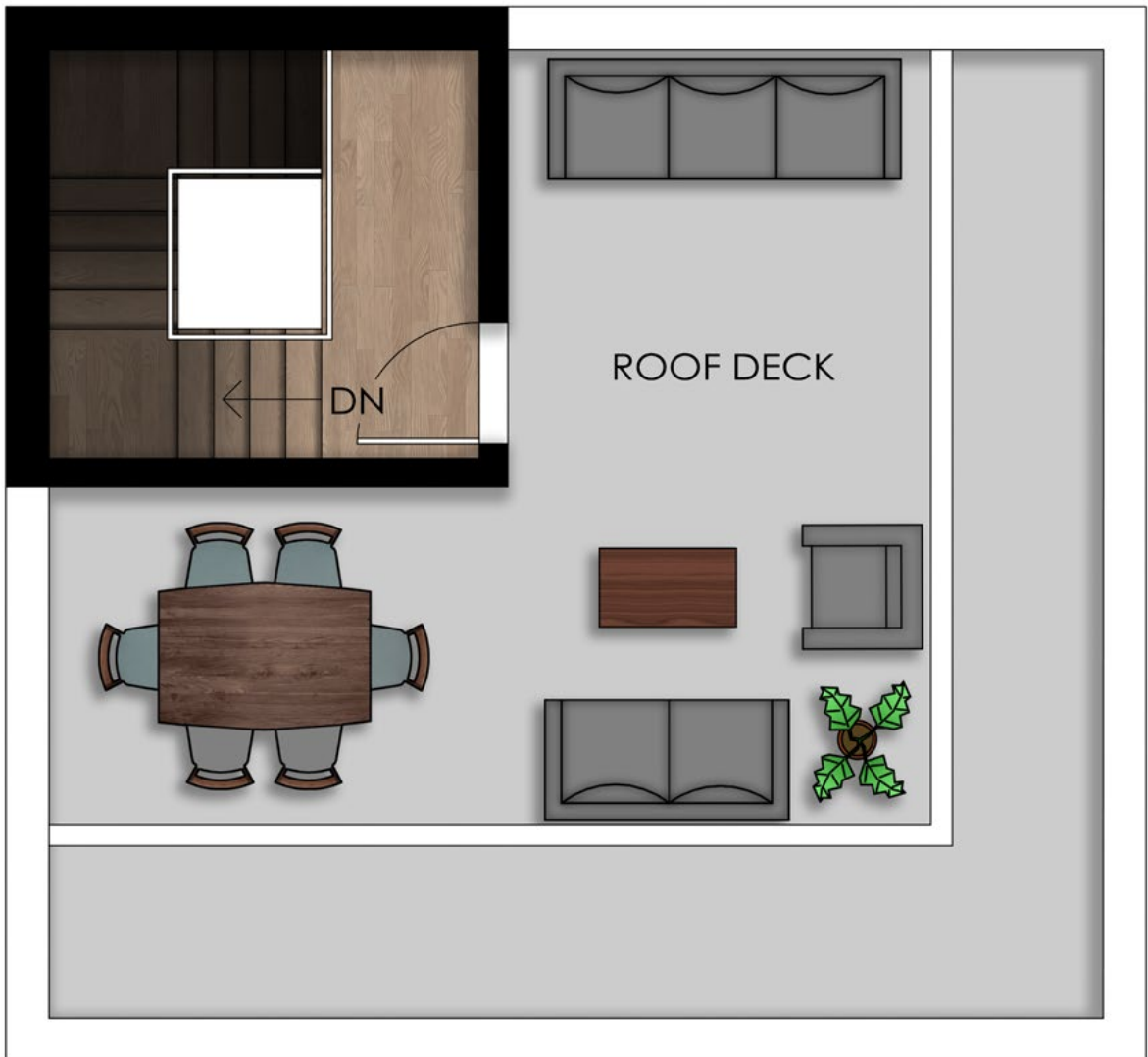
UNIT 7 | 2508 SQFT  
THIRD FLOOR

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UNIT 7 | 2508 SQFT  
FOURTH FLOOR

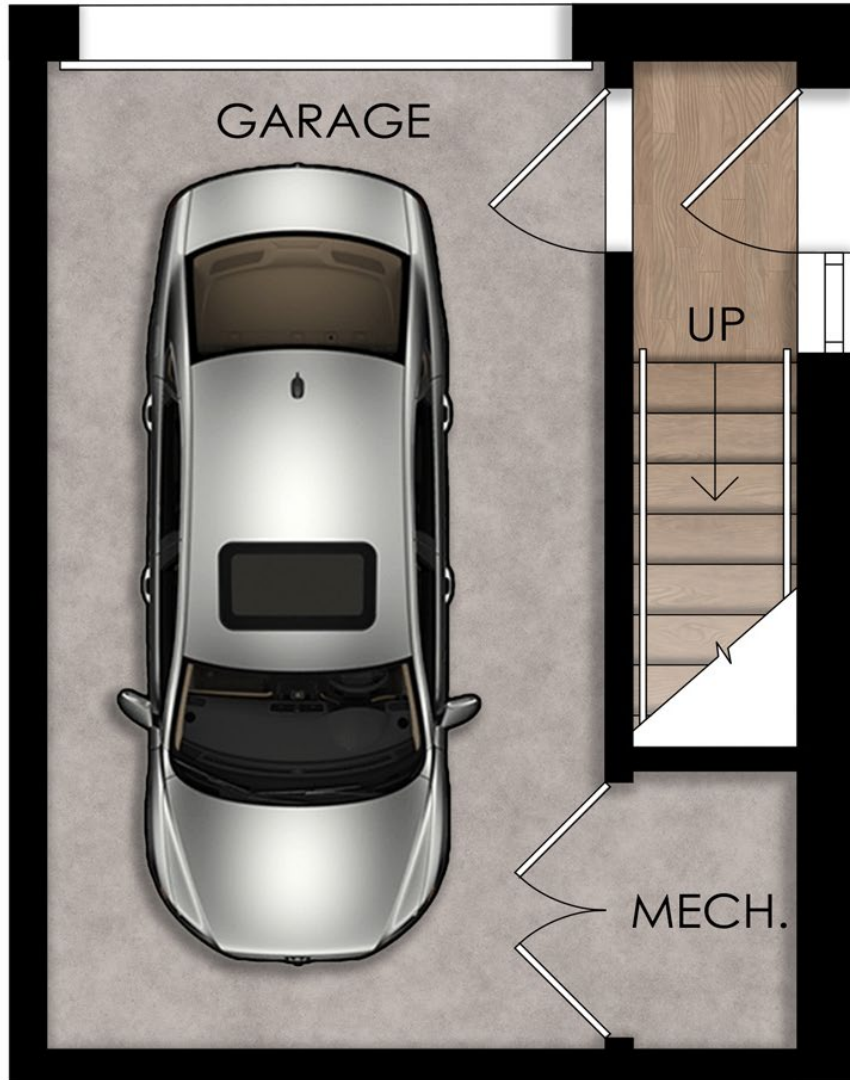
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UNIT 7 | 2508 SQFT  
ROOF DECK

# PARKING & ENTRY

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UNIT 8 | 1921 SQFT  
FIRST FLOOR



# SECOND FLOOR

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UNIT 8 | 1921 SQFT  
SECOND FLOOR

# THIRD FLOOR

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## BATHROOM OPTION

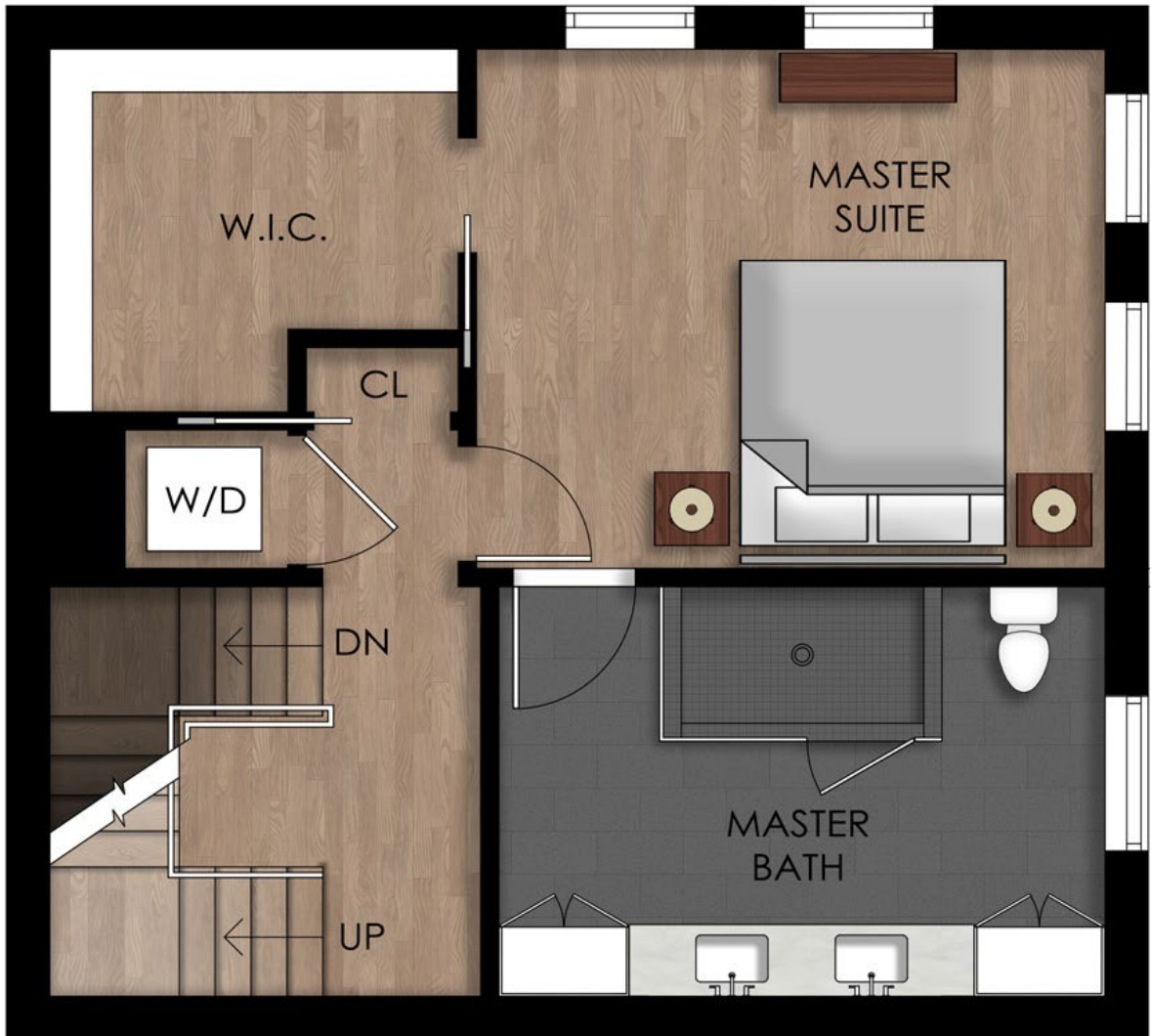


UNIT 8 | 1921 SQFT  
THIRD FLOOR



# FOURTH FLOOR

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UNIT 8 | 1921 SQFT  
FOURTH FLOOR

# ROOF DECK

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UNIT 8 | 1921 SQFT  
ROOF DECK

# NEIGHBORHOOD

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Rich in history and diverse cultures, Passyunk has stood the test of time as Philadelphia's staple neighborhood with the perfect blend of new and old. In close proximity to the Passyunk Ave corridor bustling with a plethora of restaurants, nightlife, coffee shops, gym, shopping & Columbus Square Park makes this perfect location for your new home. Wine and dine at some of the finest restaurants made famous throughout greater Philadelphia.



Passyunk is home to many of Philadelphia's staple eateries from Marra's Cucina Italiana and Laurel to dueling cheesesteak spots Pat's King of Steaks and Geno's Steaks. The neighborhood recently received nods from *Bon Appetit* and *The New York Times* for its ever-expanding food scene.

A superb walk score of 96, bike score of 78 & transit score of 79 providing easy access to the Broad St line and other public transportation.

# NEIGHBORHOOD

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## What's Nearby:

### **CASUAL DINING**

Geno's Steaks  
Pat's King of Steaks  
Marra's Cucina Italiana  
Stargazy  
Italian Market

### **FINE DINING**

Barcelona Wine Bar  
Laurel  
Victor Cafe  
Noord Eetcafe  
Townsend  
Tre Scalini

### **COFFEE**

Black N Brew

### **GROCERY STORES**

ACME Food Store  
Green Aisle Grocery

### **BROADSTREET LINE**

Ellsworth-Federal  
Tasker-Morris  
Snyder

### **PARKS**

Columbus Square  
Dickinson Square Park  
Capitolo Playground





# P&A ASSOCIATES

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P & A Associates (the "Partnership" or "P & A") is a Pennsylvania general partnership created July 1, 1977 which consists of two general partners, Alan Edward Casnoff and Peter L. Shaw. Each general partner owns a 50% interest in P & A Associates. The Partnership was initially formed as a vehicle for Shaw and Casnoff to make investments as limited partners in real estate development limited partnerships. At the time P & A was formed, both Shaw and Casnoff were significant partners in the prominent Philadelphia law firm of Saul, Ewing, Remick & Saul and, accordingly, did not have sufficient time to develop real estate projects on their own. Thus, until August of 1981, the Partnership only made limited partnership investments.

In August of 1981 the Partnership purchased its first piece of real estate for development. Following that date, until September 1, 1984, the development activities of P & A Associates so increased, that commencing September 1, 1984, Shaw and Casnoff left their law practice to devote full time to real estate development.

The development philosophy of the Partnership has been to engage in traditional real estate development activity with a small number of investors with a view toward maximizing the cash flow from a development (as well as taking advantage of whatever tax benefits may be available from the development), but not to package the developments for tax syndication or to structure the developments primarily for tax shelter benefits. Because the Philadelphia real estate market in 1984 for newly constructed properties was overpriced, largely because of the ability to use such properties in deep shelter syndication, the Partnership began by acquiring under-utilized properties in neighborhoods on the periphery of the core business district where development was just commencing. The Partnership initially acquired old loft style industrial buildings which it converted into office properties by completely rehabilitating the buildings. Later in the 1980's, the Partnership began developing more upscale properties, which include a historic rehabilitation project at 2nd and Chestnut Streets in Philadelphia and a 19-story "A" quality high rise new construction office project at 15th and Locust Streets in Philadelphia.

In 1996, P & A Associates purchased the former Silo, Inc. corporate headquarters, warehousing and retail complex consisting of 250,000 square feet of space near the Philadelphia Airport, in 1997 a 37,000 square foot office building in Philadelphia known as the Mulberry Atrium and in 1999 a 193,000 square foot warehouse at 2045 W. Market Lane in Philadelphia. Between 2000 and the present, P & A has developed the first multi tenant project in the Navy Yard, developed the 45 story St. James apartment building and begun development on the 42 story Murano Condominiums.





# RE/MAX @ HOME

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**Maria Quattrone is an entrepreneur, real estate expert, consultant, investor, speaker, visionary, philanthropist and CEO of RE/MAX @ Home, a Philadelphia Real Estate powerhouse.**

Born and raised in Philadelphia, a Temple University graduate, and CEO of RE/MAX @ Home, Maria Quattrone has nearly 15 years of experience providing the highest level of service to those in the Philadelphia-area real estate market. In 2005, Maria founded Maria Quattrone Real Estate Experts, which provides high-quality, customer-driven service throughout the Philadelphia area. In the past two decades, Maria has grown her company into one of the most successful real estate teams in the city, having helped her clients buy and sell more than 2,000 properties totaling over \$450 million dollars. A born leader, Maria oversees her company's business development goals while capitalizing on its core competencies of negotiation, commercial properties, acquisitions, new construction and high-end luxury real estate.



**PRESENTED BY MARIA QUATTRONE, REALTOR**

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