



www.lesliegarfield.com  
212.371.8200  
info@lesliegarfield.com

253 8th Street  
Brooklyn, New York  
\$2,875,000



Price: \$2,875,000	Status: Contract
Approx SQFT: 2,257	Date Listed: 1/5/17
\$ Per SQFT: \$1,273	Days On Market: 158
R.E Taxes: \$549/monthly	Original Asking Price: \$3,100,000

Description: This unique Modern triplex redefines the Brooklyn townhouse. The home features 3, 4 or 5 bedrooms depending on your needs, a possible extra living room/den/media room or home office, 3.5 baths, a private roof deck with full outdoor kitchen and a show stopping enormous private garage. You enter through a secluded custom crafted steel gate that brings you upon an oasis that is your home. Taking design cues from the Far East this home is not here to flaunt but to be your personal space to live, love, entertain and grow.

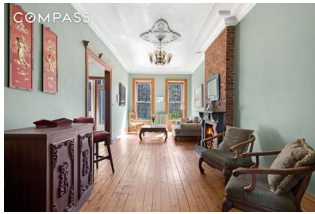
125 Lincoln Place  
Brooklyn, New York  
\$4,200,000



Price: \$4,200,000	Status: Contract
Approx SQFT: n/a	Date Listed: 4/5/17
\$ Per SQFT: n/a	Days On Market: 65 days
R.E Taxes: \$656/monthly	Original Asking Price: \$4,200,000

Description: THE LONGEST YARD! Stunning North Slope 4 Story, Two Family Townhouse with the deepest yard on bucolic Lincoln Place! This exceptional property possesses the coveted combination of beautiful modern updates and preserved original detail and character. Built in the 1870's, with oversized windows that flood the home with light, there are 5 bedrooms, 3.5 baths, a three story extension and a two outdoor spaces. Parquet floors, stunning plaster moldings and ceiling medallions, original shutters and decorative mantels are examples of the architectural history seen throughout the house. The Parlor level features a comfortable and inviting living area that flows into a huge dining room with a bright, windowed extension where the chefs kitchen is located.

389 7th Street  
Brooklyn, New York  
\$2,350,000



Price: \$2,350,000  
Approx SQFT: 2,295  
\$ Per SQFT: \$1,023  
R.E Taxes: \$410/monthly

Status: Contract  
Date Listed: 4/20/17  
Days On Market: 56 days  
Original Asking Price: \$2,350,000

Description: Finally - a chance to own one's very own Brooklyn townhouse! Located on leafy 7th Street, this lovely house is in use as a single family home. In the garden level is a media room/den, there is an office overlooking the garden, and there is a full bath on this floor.

Upstairs one will find a gracious floor comprising the formal parlor, a formal dining room, and a kitchen. There is a decorative mantelpiece in the parlor and the floors are original pine planks.

On the top floor there are 3 bedrooms of varying size as well as a full bath. Again, original floors are in place throughout.

396 Douglass Street  
Brooklyn, New York  
\$3,250,000



Price: \$3,250,000  
Approx SQFT: n/a  
\$ Per SQFT: n/a  
R.E Taxes: n/a

Status: Contract  
Date Listed: 3/16/17  
Days On Market: 91 days  
Original Asking Price: \$3,250,000

Description: This townhouse is the most desired layout for a savvy home owner with a brand new owner's triplex and a large garden rental. The triplex comprises a 50 foot long parlor floor with kitchen, dining and living rooms as well as a powder room, a floor with three bedrooms and two full baths and a top floor with two sun-decks and a full bathroom that could be used as swing space based on the owners needs. The chef's kitchen has more cabinet space than you can imagine, stainless steel six burner WOLF range and vented hood, forty eight inch Subzero refrigerator, Bosch dishwasher, Caesarstone countertops and a hideaway Arcadia sliding door to the deck. The triplex has central air conditioning as well as radiator heating.

638 10th Street  
Brooklyn, New York  
\$2,695,000



Price: \$2,695,000  
Approx SQFT: 3,672  
\$ Per SQFT: n/a  
R.E Taxes: n/a

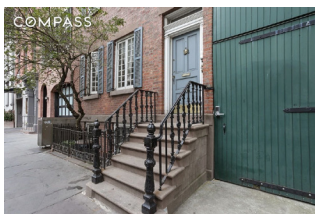
Status: Contract  
Date Listed: 5/17/17  
Days On Market: 30 days  
Original Asking Price: \$2,695,000

Description: CONTRACT SIGNED

Blank Slate

This four-story brownstone on an impeccable park block presents a great opportunity for the right buyer. Built 18 by 45 with a two story extension and south garden, the house can be configured however the ultimate buyer desires. Perfect as either a double duplex or a condo conversion, the house is priced considering the work it requires.

44 Montgomery Street  
Brooklyn, New York  
\$3,995,000



Price: \$3,995,000  
Approx SQFT: 4,520  
\$ Per SQFT: \$883  
R.E Taxes: \$913/monthly

Status: Contract  
Date Listed: 3/15/16  
Days On Market: 591 days  
Original Asking Price: \$4,999,999

Description: Situated on one of Park Slopes most picturesque streets, this five bedroom, four bathroom home is approximately 4,520 sq. ft. on a lot sized approximately 20 x 100 ft. FAR 5,690 sf.

A new owner may want to keep the historic design and convert it back to its original layout as a stunning, spacious single family home, with original wood floors, cabinetry, pocket doors and stain glass accents throughout, or keep its current conversion as a grand two family dwelling with a rental apartment.