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104 Prospect Place
 Brooklyn, New York 11217

\$3,250,000
 #16707831



Price:	\$3,250,000	Views:	---	Status:	Active
Rm / Bd / Bth:	12 / 5 / 3.5	Exposures:	---	Listed:	05/15/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	2
Approx SF:	---	House Style:	Townhouse	Orig Ask Price:	\$3,250,000
\$ per SF:	---	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$567	Fireplace:	---		

Description:

Located on a gorgeous, tree-lined North Slope block, this two family townhouse radiates elegance and beauty and is awaiting it's new owner. 104 Prospect Place is currently used as an owner's triplex over an income producing garden rental but can easily be reconverted to a grand single family home. This impressive townhouse is dripping with original details, stands four stories tall, is over 18' wide and 38' deep, and has an additional 1,200 sqft buildable. Upon entering this magnificent home you are immediately struck by the timeless beauty of all the original details lovingly preserved over the years including parquet floors, original window shutters, five mantels over each of the wood burning fireplaces, a stunning original antique mirror, and exquisite crystal gas chandeliers converted to electric. The remarkable parlor floor has a large living room separated from your formal dining room by large pocket doors. The dining room and kitchen receive abundant sunlight from the south exposure through the three French doors leading out to your large deck and garden. There is a half bath hidden under the staircase. The second floor of this gracious home boasts two large bedrooms with ample closets in each room and a large bathroom with original clawfoot tub and shower. The master bedroom sits at the front of the house has three dramatic oversized windows and the most charming original details throughout. The top floor of this home has two more bedrooms, another full bathroom with original clawfoot tub, washer/dryer and large walk in closet in the hall. This floor can easily be reconfigured to accommodate three bedrooms. The garden level has a separate entrance to the cellar and a lovely one bedroom rental unit that comes equipped with a dishwasher and washer/dryer, and has garden access through a back patio. Both the owner's triplex and the garden rental have separate split systems with individual controls for heat and air conditioning in each room. Located just a stones throw from all the major subway lines, Prospect Park, and the farmer's market, this perfect North Slope location gives you easy access to all of the best that Brooklyn has to offer!

127 Park Place #2**\$2,600,000**

Brooklyn, New York 11217

Single Family / #13845096



Price:	\$2,600,000	Views:	---	Status:	Active
Rm / Bd / Bth:	6 / 4 / 2.5	Exposures:	---	Listed:	05/17/2017
MdBd / MdBth:	0 / 0	Outdoor:	No	Days on Market:	2
Approx SF:	---	Apt Type:	Simplex	Orig Ask Price:	\$2,190,000
\$ per SF:	---	Washer/Dryer:	No		
Maint/CC:	\$1,000	Air Conditioning:	Unknown		
R.E. Taxes:	---	Fireplace:	---		

Building Details:	Name:	---	Type:	Single Family, Walkup	Year Built:	---
	Fin. Allow:	---	Floors / Units:	--- / ---		
	Flip Tax:		Lobby Attendants:	None		

Building Allows: ---**Building Amenities:** ---**Description:**

On a picturesque north Park Slope block sits this stylishly renovated prewar 4 bedroom 2.5 bath duplex in a two unit, four story brownstone cooperative. With its impressive proportions and vast living space, this home has been completely updated while having kept important original details intact. Without a doubt, this home echoes the feel and expanse of chic townhouse living. A beautiful modern/farm-style kitchen opens into an generously sized dining room, sprawling enough for large gatherings and perfect for entertaining. The well-proportioned living room is enhanced by decorative ceiling moldings reaching 11 feet, graceful archways and a working, marble mantled wood-burning fireplace. Sleep amongst the treetops in one of the four upper level bedrooms. The master, complete with another wood-burning fireplace has ample built-in closets and an en-suite bathroom. A skylight illuminates the hallway connecting each bedroom. A second bath includes elegant tiling, a walk in shower and pedestal sink. There is a high capacity washer dryer and approved plans for a rooftop to allow one to build a dream deck and enjoy incredible views of the city. The best aspects of Park Slope with close proximity to the B/Q and 2/3 trains, Prospect Park, Botanic Gardens, Brooklyn Museum, Farmer's Market, Zagat rated dining and amenities offered on bustling 5th and 7th Avenues. Pets welcome upon approval.

27 Eighth Avenue**\$6,000,000**

Brooklyn, New York 11217 (corner Lincoln)

#16725699



Price:	\$6,000,000	Views:	---	Status:	Active
Rm / Bd / Bth:	0 / 0 / 0	Exposures:	---	Listed:	05/17/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	2
Approx SF:	5,862	House Style:	Townhouse	Orig Ask Price:	\$6,000,000
\$ per SF:	\$1,024	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$1,683	Fireplace:	---		

Description:

27 8th Avenue The anchor of historic "Doctor's Row" this commanding and magnificent 22' wide, legal 3 unit, limestone stands a dramatic five stories on the corner of tree lined 8th Ave and Lincoln Place, opposite the famed Montauk Club and a stone's throw from glorious Prospect Park. Currently being used as a single residence with doctors' office, it was originally constructed by William Gubbins for one of the founders of A&S Department Stores and has been cared for by the same owner for the past 65 years. This townhouse is steeped in history and exemplifies the originally pedigree and charm of this storied neighborhood. Boasting three exposures and exaggerated bay windows, all 8 bedrooms, 4 full baths and 2 half baths of this residence are soaked in natural light which illuminates the carefully preserved original details; moldings, massive pier mirrors with brass hooks, 5 mantles with carvings and colorful mosaic tile, pockets doors with crystal cut glass and Jefferson shutters all remain. Not to be forgotten are the intricate stained glass windows that are carefully placed and curated throughout the residence. Designed to impress and entertain, the grand parlor level features 3 chandeliers, 3 magnificent mantels and a fully updated cook's kitchen with subzero refrigerator and granite counters. Up the carved mahogany staircase and find 8 bedrooms quietly tucked away with a master suite complete with east facing terrace, two full baths, one with a claw foot tub and ample closet space. With 4 full floors of masterfully maintained living space and garden level income producing doctor's office, this is a home for the truly discerning.

154 Berkeley Place

Brooklyn, New York 11217

\$3,695,000

#16725584



Price:	\$3,695,000	Views:	---	Status:	Active
Rm / Bd / Bth:	13 / 6 / 3	Exposures:	---	Listed:	05/17/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	2
Approx SF:	---	House Style:	Townhouse	Orig Ask Price:	\$3,695,000
\$ per SF:	---	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$755	Fireplace:	---		

Description:

Park Slope Charm! Corcoran welcomes you to 154 Berkeley Place - 4 story, 2 unit residence featuring 5 bedrooms, 3 bathrooms. Owner's triplex over a garden residence. Built in the late 1800's, this Italianate Brick Townhouse on Berkeley Place boasting over 3,600 plus sq ft is located on one of Park Slope's premiere blocks. The owner's triplex features a stately front and rear parlor. Step right into the main doors of 154 Berkeley Place and enter a regal front parlor floor with inlaid banded parquet floors, high ceilings, Jefferson shutters, vintage pocket doors, mantels, and pier mirror awaits you. The rear parlor is your formal dining room featuring a distinguished cherry-mantle decorative fireplace. The spacious kitchen is right off of the dining room and leads to an abundance of outdoor space including a massive deck and garden. The garden level offers an outsized one bedroom rental residence to enjoy the perks of additional income. This North Park Slope home with exceptional curb appeal is easily accessible to Prospect Park, gourmet shops and chic restaurants. Convenient to all express trains and buses in Park Slope.

638 10 Street

Brooklyn, New York 11215 (8th Avenue and Prospect P)

\$2,695,000

#16273283



Price:	\$2,695,000	Views:	---	Status:	Active
Rm / Bd / Bth:	12 / 8 / 0	Exposures:	---	Listed:	05/17/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	2
Approx SF:	3,672	House Style:	Home	Orig Ask Price:	\$3,100,000
\$ per SF:	\$734	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	---	Fireplace:	---		

Description:

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. The house is an estate sale and will be sold "as is" and all showings are by appointment only.