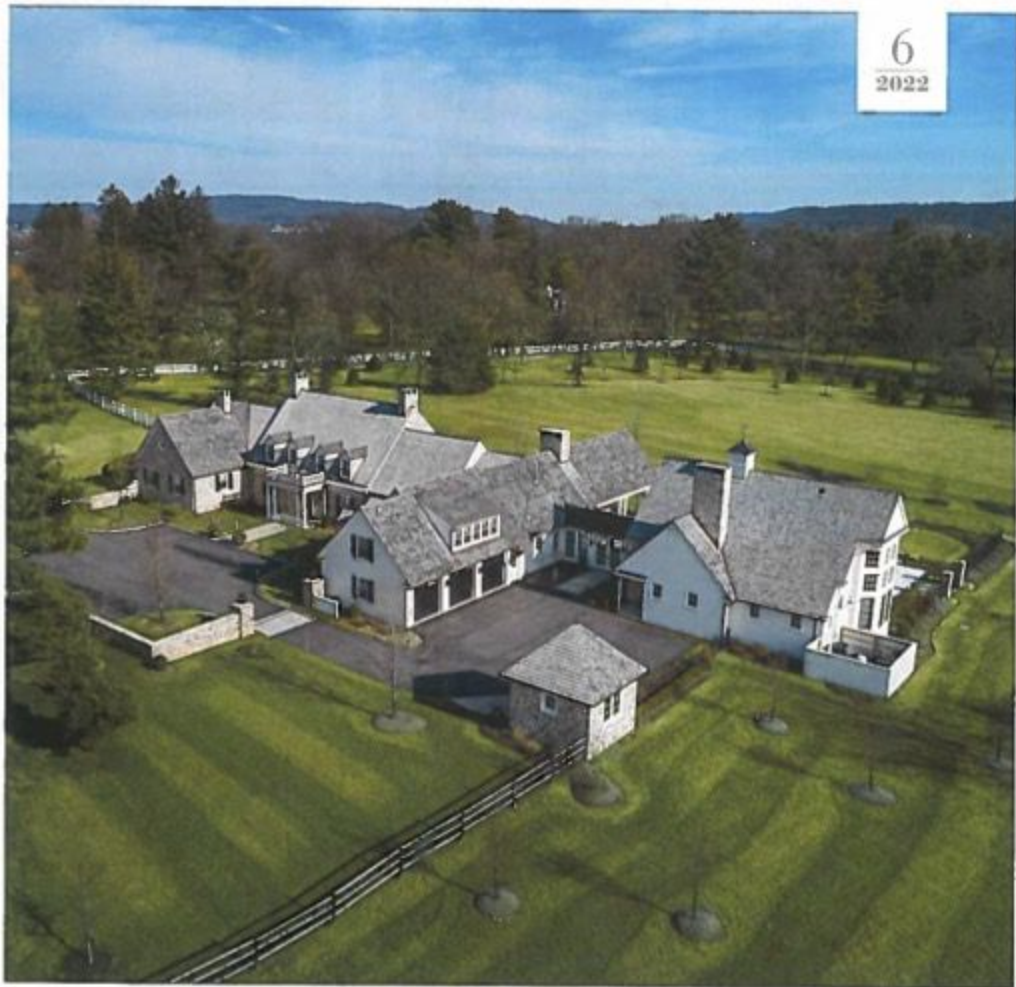


The New York Times
HOMES

A SPECIAL ADVERTISING SUPPLEMENT TO THE NEW YORK TIMES

INSIDE THIS ISSUE: *Brooklyn | Moving Upstate*

6
2022



Saucon Valley

Old Weyhill Golf Course

Nancy W. Ahlum, 610-360-7224 | ahlum@aol.com

Carol C. Dorey Real Estate, Inc., 610-316-8800
info@doreyrealestate.com | www.doreyrealestate.com

Visit New York Times
Real Estate at
nytimes.com/realestate



Brooklyn

From penthouses with spectacular Manhattan views to recently renovated townhouses and design-forward new construction apartments, Brooklyn offers world-class residential options.

Billed as the most spectacular penthouse in all of Brooklyn, residence 37A at One Clinton, located one street outside of the Brooklyn Heights Historic District, offers a double-height row of 18 windows featuring 270-degree views with the downtown Manhattan skyline front and center. The 4,099-square-foot four-bedroom, three-and-a-half bathroom duplex comes with a 23-foot-long primary bedroom, a fully equipped Gaggenau/Miele kitchen with a massive center island kitchen and a custom white oak and iron staircase to the bedroom level, which also offers full-on harbor views. Amenities at One

Clinton include a 2,000-square-foot fitness center with a sauna and hot tub, yoga room, Peloton bikes and strength training and cardio equipment; a 3,500-square-foot residents' terrace; kids' activity center with an outdoor play area; and a 26th floor sky lounge and terrace, also with Manhattan skyline and New York Harbor views.

Listing for \$9,495,000, the penthouse includes the option to purchase parking, including spots for electric vehicles. "The location is near all the transportation options in the area, and much of it sits well above the historic district — so the views are truly commanding," said James Cornell, asso-



OPPOSITE: 1 Clinton Street

ABOVE: 440 Van Brunt Street

RICART: 30 Main Street

ciate broker with The Corcoran Group and sales director of One Clinton. "The great room has a second row of windows, so that when you walk in at night, you hear Gershwin playing in your head as you look across at Manhattan, all familiar and recognizable. It's great during the day — but the sparkling views at night especially never get old."

In nearby Red Hook, 440 Van Brunt Street, new to the market at \$13,995,000, is a six-bedroom/five-bathroom new construction home designed for indoor/outdoor living, with a swimming pool, hot tub and a private parking garage located less than a 15-minute drive from downtown Manhattan. Powered by solar energy, the showstopper of the 6,000-square-foot, three-level home is the vast great room, with 24-foot-tall ceilings, skylights, linear gas fireplace and 15-foot sliding glass doors that open to the outdoor lap pool and spa flanked by a deck with a vegetable garden and an outdoor kitchen and shower.

"It is reminiscent of Santa Monica, Venice or Montecito for indoor/outdoor living, which is very unusual for Brooklyn, but something high-end buyers from outside the city expect," said Stephen Ferrara, sales agent and co-founder of The Hudson Advisory Team at Compass. "This home was built to the highest all-steel construc-



tion standards, with multiple spaces and volumes that open from indoors to outdoors with uninterrupted flow — very private, discreet and not showy at all. But once inside, jaws drop."

On the other side of Brooklyn Heights, 30 Main Street (a.k.a. the Sweeney Building, built in 1910) is a full-service converted loft condominium complete with a fitness center, storage and a common roof deck just outside Brooklyn Bridge Park, and near the A/C/F trains and the ferry to Manhattan. The three-bedroom, two-and-a-half-bathroom, 1887-square-foot Penthouse B, on



ABOVE: 79 2nd Place

BELOW: 533 Pacific Street

OPPOSITE: 516 Lexington Avenue

the market for \$4.5 million, comes with its own privately accessed 32-by-28-foot roof terrace, and 18 windows with close-up East River views of the Manhattan and Brooklyn Bridges, and the Manhattan skyline beyond. The open Viking/Sub-Zero/Bosch kitchen opens to a spacious dining area to accommodate large dinner parties, with 10-foot ceilings in the great room.

"We have unobstructed views directly into Manhattan — not only the two bridges but the Carousel and Brooklyn Bridge Park, with exquisite sunsets in the evening over all the boats and ferries — a therapeutic respite from the busy city," said Nadia Bartolucci, sales agent with Douglas Elliman Real Estate. "Then you see Freedom Tower all the way up to Billionaire's Row. The appeal of a building like this is that it provides a transitional blend between Old World Dumbo with the modern — it is a hybrid building that offers amenities, a great location near Dumbo House, and reasonable monthlies compared to a lot of the new development in the area."

In leafy Carroll Gardens, 79 2nd Place is a recently gut-renovated and fully restored four-story (plus a lower level) townhome of grand proportions (21.5 feet wide on a 50-foot-deep lot) with newly redone facades, front stoop and iron work, and with professional landscaped and irrigated gardens in front and back. The owner's triplex sits below two rental units above, with a fully restored original parlor floor, circa 1890, with elaborate plaster work, 12-foot tin ceilings, wood-burning fireplace with an exhaust fan and new full-height front windows.

The asking price for the townhouse, which is just under 4,400 square feet, is \$6,495,000. "The





Photo: Instagram/Elizav

current owner is a commercial developer, who did this renovation for himself and his family — in this case a full overhaul of the front and back brownstone facades, the gardens, the landscaping and all the building systems and mechanicals,” said Ari Harkov, associate broker with Brown Harris Stevens. “What makes this special is modernizing while paying respect to the integrity of the historical Brooklyn aesthetic.”

Post House, at 533 Pacific Street between Third and Fourth Avenues, is a ground-up luxury condominium in Boerum Hill near the confluence of Park Slope, Fort Greene, Gowanus and Carroll Gardens. The 41-residence boutique condo building is distinguished by an entry tunnel — reminiscent of The Aphorp on the Upper West Side — that leads to a private landscaped courtyard and then to the 11-story tower, designed by Workshop/APD with a white-brick facade juxtaposed against black geometric metal cladding above Atlantic Avenue. In addition to a doorman and on-site parking, Post House will feature a residents’ lounge with a custom greenhouse that opens directly onto the private courtyard, a fitness center with changing rooms and sauna, a children’s playroom, a maker’s room for arts and crafts, and a pet spa. The landscaped roof deck will be equipped with an outdoor gym and lounging and dining areas.

Pricing for one-bedrooms starts at \$979,000, with the two-bedroom/two-bathroom residence 4D going for \$1,650,000. First move-ins are expected early next year. “The facade has beautiful arches that harken back to the original structure, which was a post office, with an arched entryway,” said Tamara Abir, sales agent with Compass. “All of the design is reimaged for a modern Brooklyn

space: the windows have mullions, so you have an industrial, Old World feeling. The residences are very furnishable and very livable, with plenty of closet space and cabinetry in the kitchen. These are the types of things you often give up when you live in the city, but in this space, you don’t have to.”

In Stuyvesant Heights near Herbert Von King Park, the six-bedroom, 4,800-square-foot townhome at 516 Lexington Avenue features three private outdoor spaces, including a garden in the back, a terrace off the kitchen and a roof terrace. Originally constructed as a two-family residence in 1899, the home now comes with an owner’s triplex with an electric fireplace that separates the front seating area and the living room, with a convertible entertaining space with a wet bar that could serve as a fourth bedroom on the third floor.

The architects for the recent gut renovation, above a garden level two-bedroom rental duplex, re-thought and re-configured the entire house, now on the market for \$2,549,000, moving beams and creating a wet room with a soaking tub and a separate rainfall shower in the primary bedroom to capture the imagination of the Brooklyn demographic. “Even while we see a lot of ultramodern houses in Bedford-Stuyvesant, we were insistent on trying to create an aesthetic that was more in line with the best of Brownstone Brooklyn, which is what many buyers in this area are most drawn to,” said Jessica Peters, associate broker with Douglas Elliman Real Estate. “With prices for renovation increasing across the board, a lot of Brooklyn buyers have expanded their searches to include Bed-Stuy, and discovered how lovely and amazing it has become.” ■