

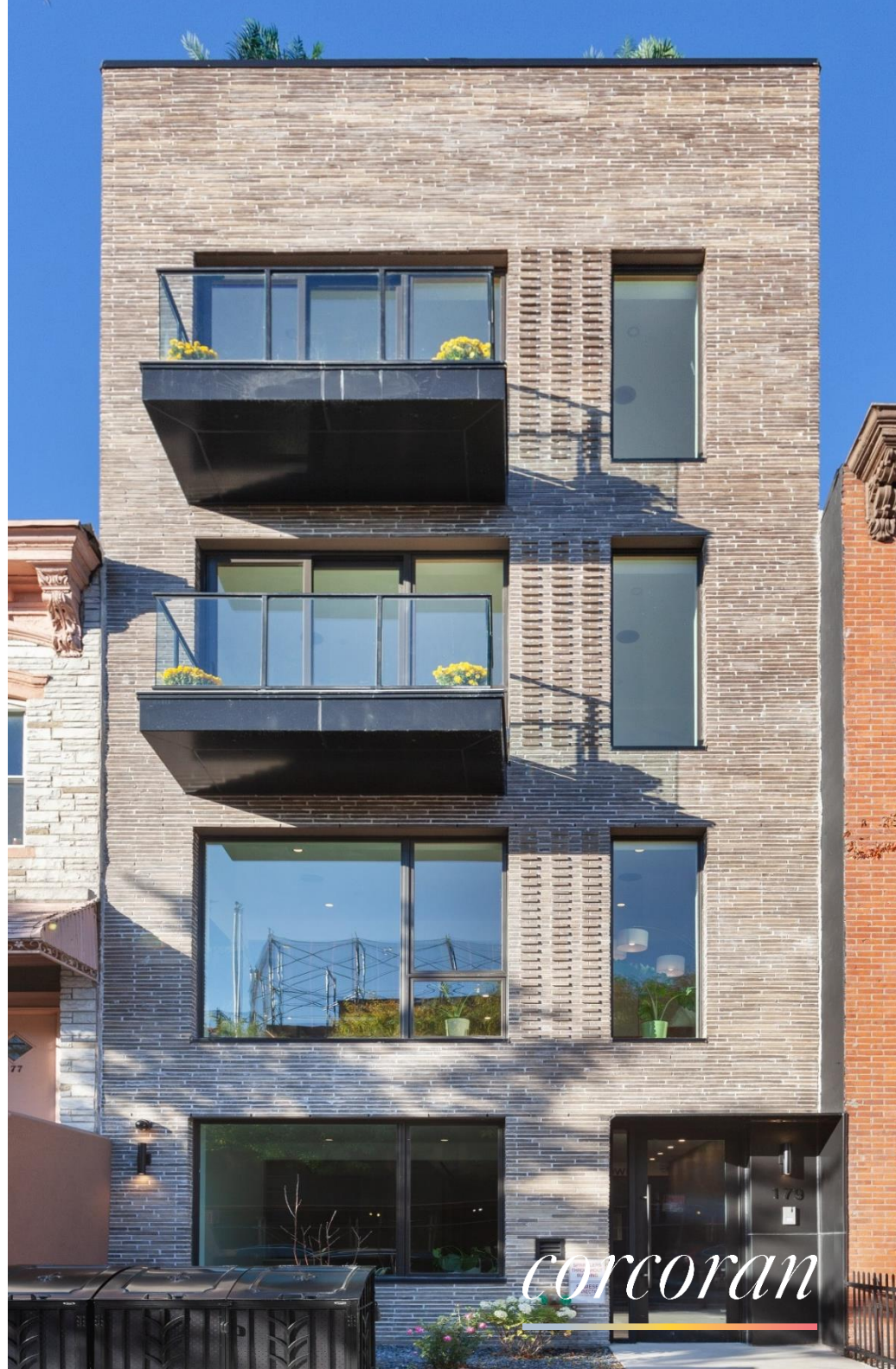
179 Gates Avenue Brooklyn, NY 11238

Clinton Hill

Presented by Tom Le CORCORAN 718.422.2524

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179 Gates



Welcome to 179 Gates

179 Gates is a boutique collection of 2 bedroom condominiums nestled in the heart of Brownstone Clinton Hill.

This impeccably designed new development delivers smart, elegant finishes, curated design and the stylish sophistication of contemporary living. Each unit in 179 Gates features quality construction with 10 foot ceilings embracing the sunlight through Pella window walls flooding each room with natural light and highlighting built in blue tooth speakers and smart home controlled, recessed LED lighting.

Each unit is an elegant full floor or duplex 2 bed/ 2 bathroom unit with outdoor space. 179 Gates features a beautiful Italian kitchen with custom made cabinetry, gleaming quartz countertops, a top of line, vented Bertazzoni stove and Blumberg appliances. The open concept flows directly in a grand living and dining room- ideal of entertaining.

The beautifully appointed bathroom offers a custom vanity, medicine cabinet, recessed LED lighting and deep tub with rain fall showerhead with hand shower and a Duravit toilet.

Each unit in this fantastic development is completed with a washer and dryer installed, central HVAC, gorgeous wide plank white oak floorings, and huge private storage for each unit, keeping your living areas for living. A common roof deck supplies a panoramic view of downtown Brooklyn and Manhattan.

179 Gates is located on a quiet residential block in Brownstone Clinton Hill close to a strong artist's community surrounding Pratt University and includes proximity to the C and G subway lines and trendy restaurants, bars, cafes, and shops that include Saraghina, Locanda, Clementine Bakery, Aita, Peaches Hot House, Black Swan, Speedy Romeo and RusticTavern.



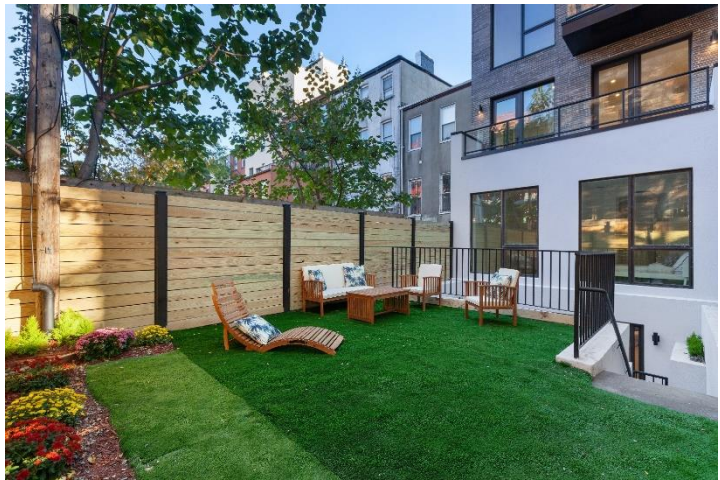
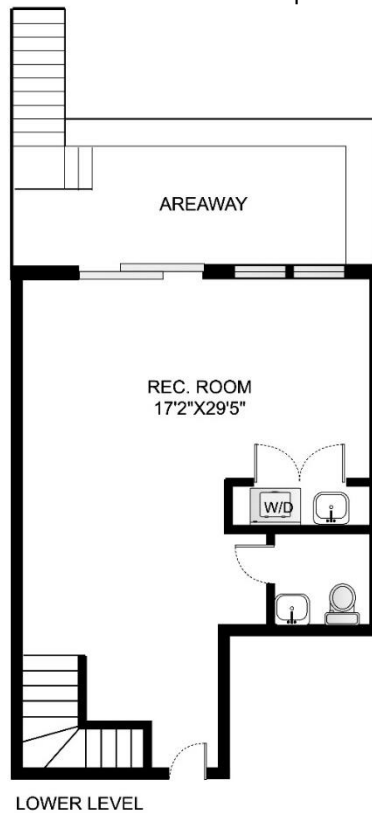
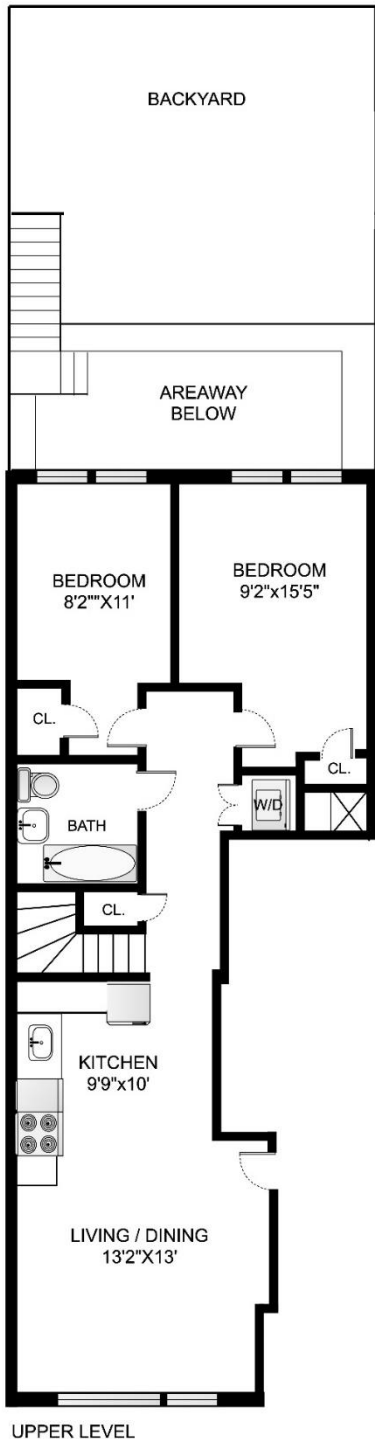
Garden Duplex

1397 sqft - interior

636 sqft – outdoor space

43 sqft - storage

\$555 cc | \$1019 tax



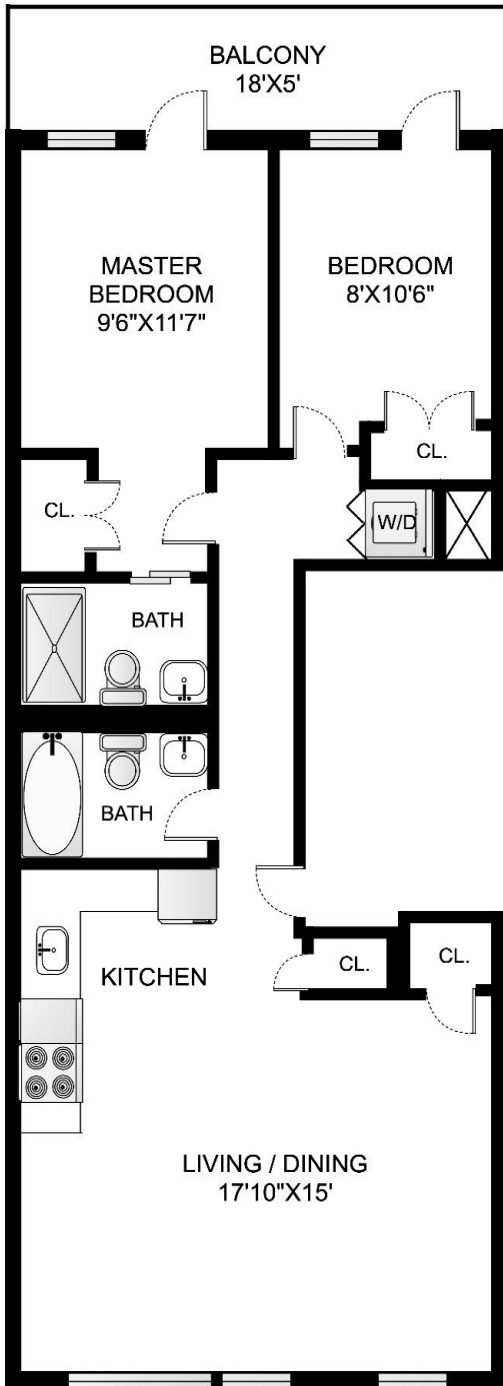
Apartment 2

878 sqft - interior

99 sqft - terrace

32 sqft - storage

\$411 cc | \$756 tax



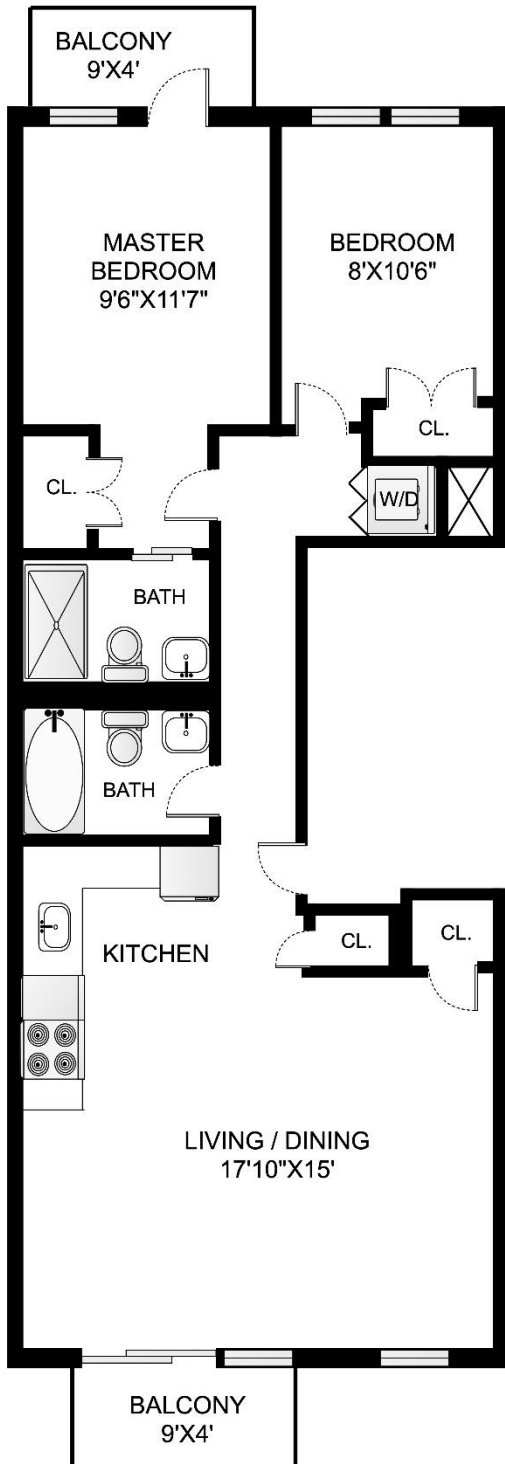
Apartment 3/4

878 sqft - interior

72 sqft - 2 balconies

32 sqft - storage

\$411 cc | \$756 tax



Procedure to Purchase

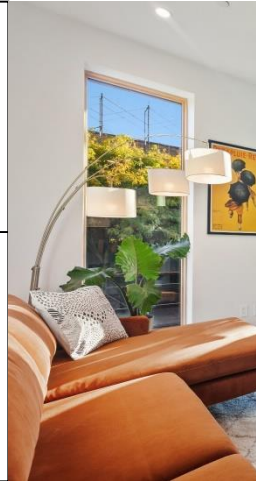
Once you have decided to purchase a condo at 179 Gates Avenue, you will be asked to complete and provide the following:

- Offer to purchase form
- NYS Agency Disclosure/ Fair Housing Disclosure if you haven't already signed one
- Financial Qualification from the preferred mortgage broker/lender listed below:



Mark Maimon
Freedom Mortgage
(646) 330-4735 (Office)
mark.maimon@freedommortgage.com
623 Fifth Ave, 24th Fl. NY, NY 10022

Brian Scott Cohen
Wells Fargo
718-780-9132 (Office)
646-584-8009 (Mobile)
brian.scott.cohen@wellsfargo.com
457 Atlantic Ave Brooklyn, NY 11217



- Once the offer is accepted, you will be asked to provide the Sales Agent with the full contact information for you and your attorney
- The prospectus/offering plan and copies of the contract will be sent to your attorney who will have five (5) business days to review them and then return all copies to the seller's attorney along with a contract deposit in the amount of ten percent (10%)
- There is no restriction on obtaining financing imposed by the seller. A maximum of 80% financing is allowed. Seller will only grant a mortgage contingency provided that Purchaser uses the Preferred Mortgage Broker. Financed transactions are subject to customary closing costs and recording tax
- Purchaser pays for the:
 - NYS and NYC transfer taxes
 - Sponsor Attorney Fee and Administrative Fee
 - Capital Fund Contribution - 2 months of the common charge for each unit purchased

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