



144 Freeman Greenpoint

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Welcome To 144 Freeman

144 Freeman
Greenpoint

Introducing the next generation of Greenpoint's new luxury boutique condominium – presenting 144 Freeman, a new collection of thoughtfully considered homes featuring 3 bedroom and townhouse style's garden duplex in a boutique, elevator building, designed with the discerning purchaser in mind. Nestled in prime Greenpoint, this impeccable new development gem delivers curated designs with smart home technology, elegant finishes and stylish sophistication.

Each unit at 144 Freeman features top of the line quality construction with optimum layout and integrated smart home designs including Sonos Bluetooth speakers and smart tech navigation for lighting, sound, communication and security. Additionally, these gorgeous homes come with a tremendous amount of private, personal outdoor spaces between 253 and 985 square feet, from landscaped gardens to wraparound roof terrace to maximize the best in home entertainment!

These homes all feature sundrenched, south facing living room with thoughtful layout to maximize light and airflow. At the center of the home is the stunning, wide open German Nobilia Kitchen with a wraparound island and oversized, gleaming quartz countertops, and top of line appliances that are integrated with white oak panels to give the space one continuous feel. The open concept flows directly onto a grand living and dining room for an ideal and ease of entertaining at home. The beautifully appointed bathroom offers an Amani Grey and Pure White Lux large tile slabs, vanity with chrome fixtures and quartz countertops, recessed LED lighting and deep soaking tub with rainfall showerhead and handheld shower. The primary ensuite bathrooms raise the bar even higher with generous layout featuring Revolution Calacatta Black and Micro Crystal large format stone slab, dual sinks with a black marble and warm wood vanity complimenting the grand walk-in shower that showcase the sleek Hard Graphite Grohe bath fixtures. These units also come with a washer and dryer, central HVAC and gorgeous wide plank white oak floorings.

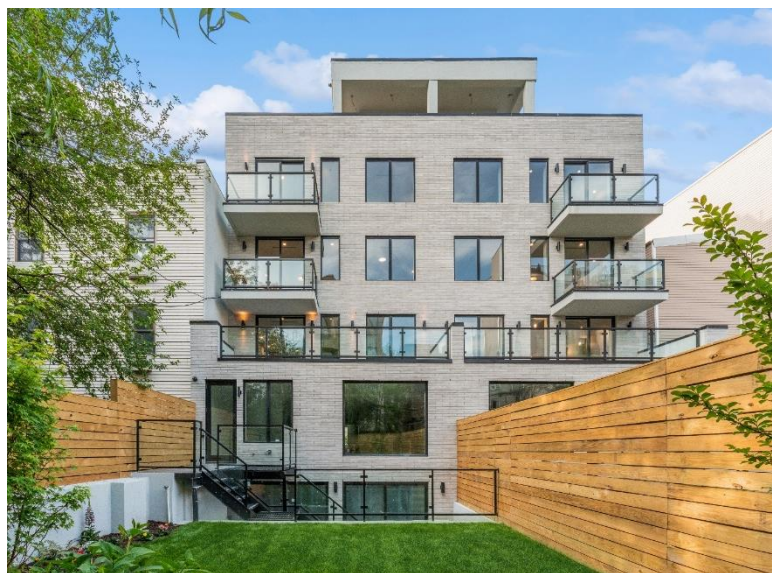
Located on a quiet tree-lined block in prime Greenpoint, the neighborhood is steeped in a rich and vibrant artistic tradition with a flair for independent spirits. 144 Freeman is in between Franklin and Manhattan Avenues, the main retail corridors that feature everything from Michelin Star restaurants, bakeries, café culture and cultural event spaces to some of the most respected record stores in the city. The development is accessible by the G train and Greenpoint water taxi located at the gorgeous Transmitter Park. Come be a part of a community in a true home that has it all.

The complete terms are in the offering plan available from sponsor. File No. CD17-0144



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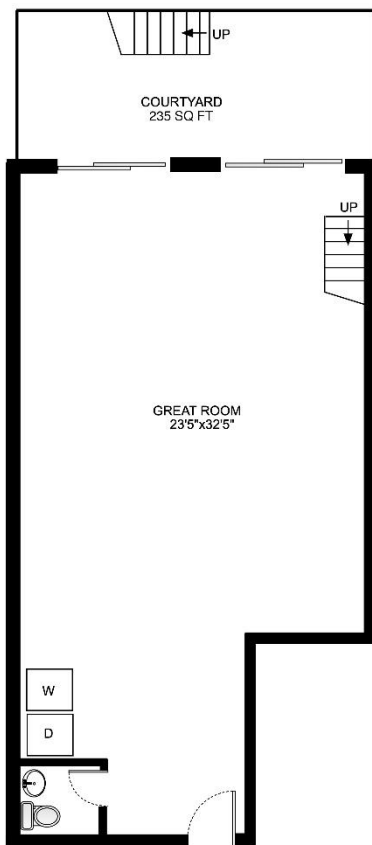
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LOWER LEVEL



TWHSE 1A

2 Bed

2.5 Bath

2,343 sqft indoor

985 sqft outdoor

\$819 CC

\$1,399 r.e.tax

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Disclaimer. All measurements are approximate and are subject to variances and tolerances.

Tom Le | 245 Bedford Ave. Brooklyn, NY 11211 | 718.422.2524 | tom.le@Corcoran.com



TWNHSE IB

2 Bed

2.5 Bath

2,294 sqft indoor

985 sqft outdoor

\$821 CC

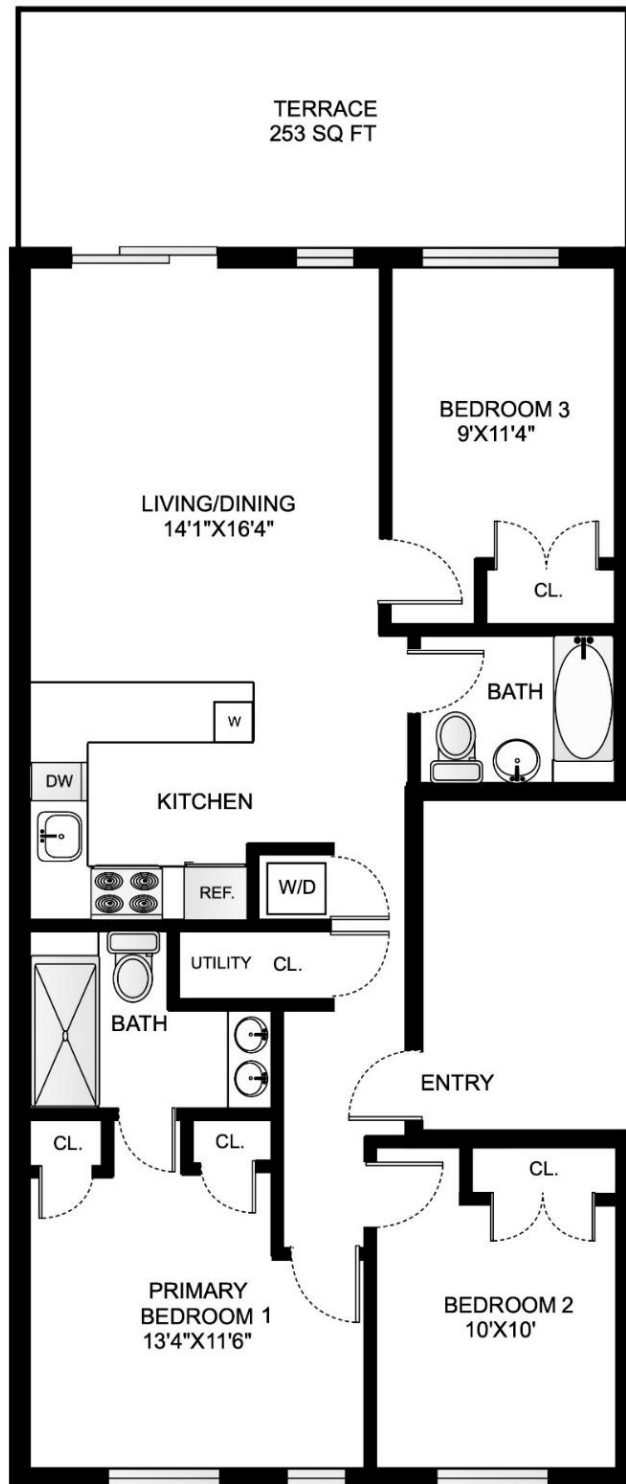
\$1,402 r.e.tax

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Unit 2A

3 Bed

2 Bath

1,134 sqft indoor

253 sqft outdoor

\$482 CC

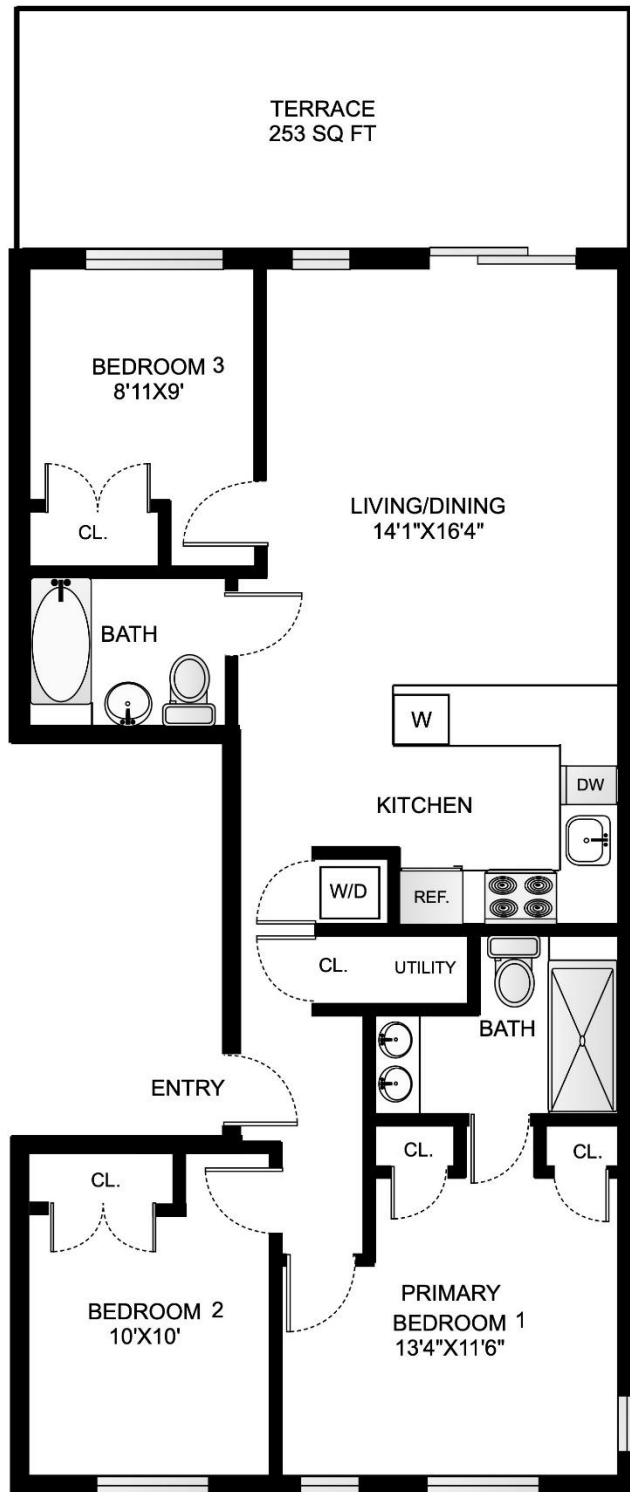
\$824 r.e.tax

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Unit 2B

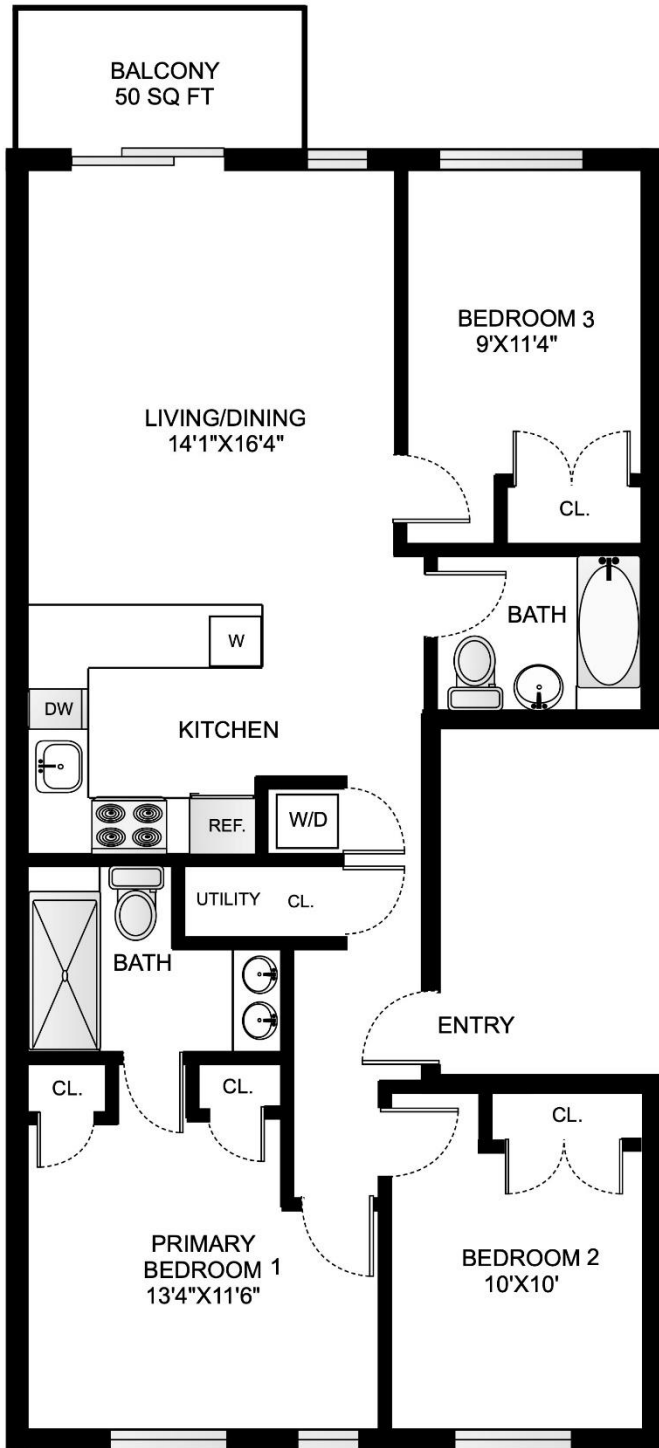
3 Bed
2 Bath
1,112 sqft indoor
253 sqft outdoor
\$472 CC
\$806 r.e.tax

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Unit 3A

3 Bed

2 Bath

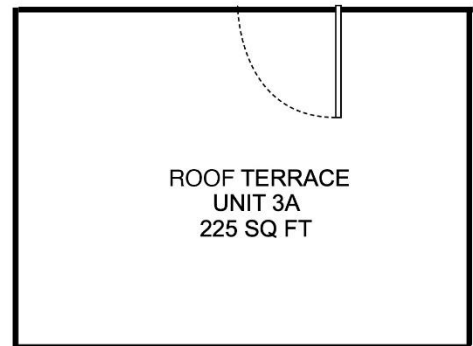
1,134 sqft indoor

50 sqft balcony

225 sqft roof terrace

\$475 CC

\$811 r.e.tax



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Unit 3B

3 Bed

2 Bath

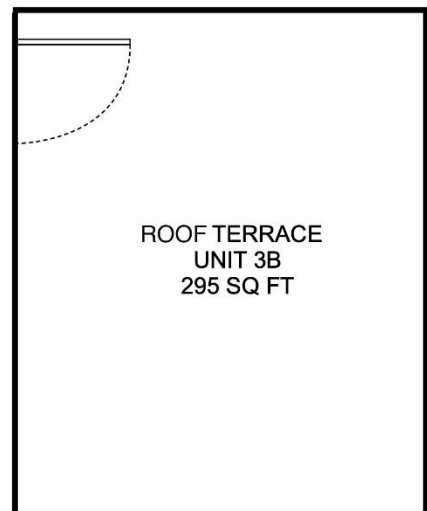
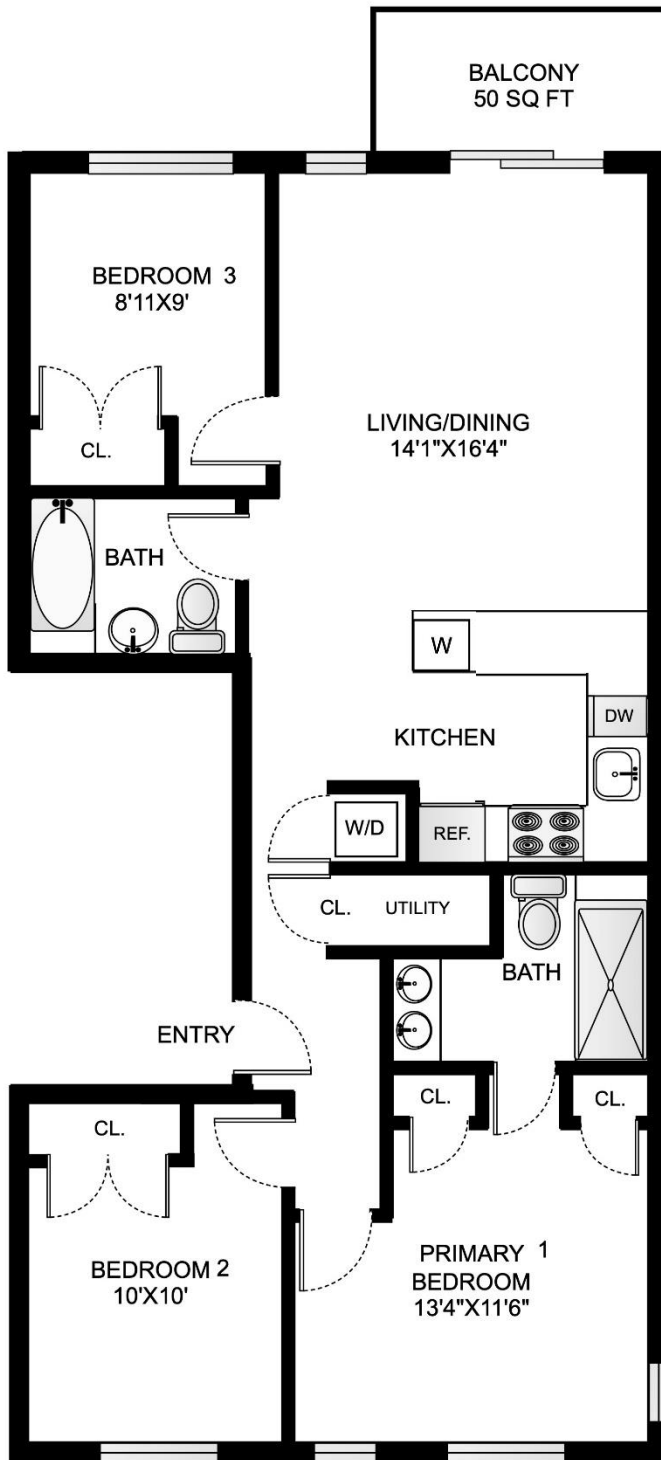
1,112 sqft indoor

50 sqft balcony

295 sqft roof terrace

\$461 CC

\$786 r.e.tax



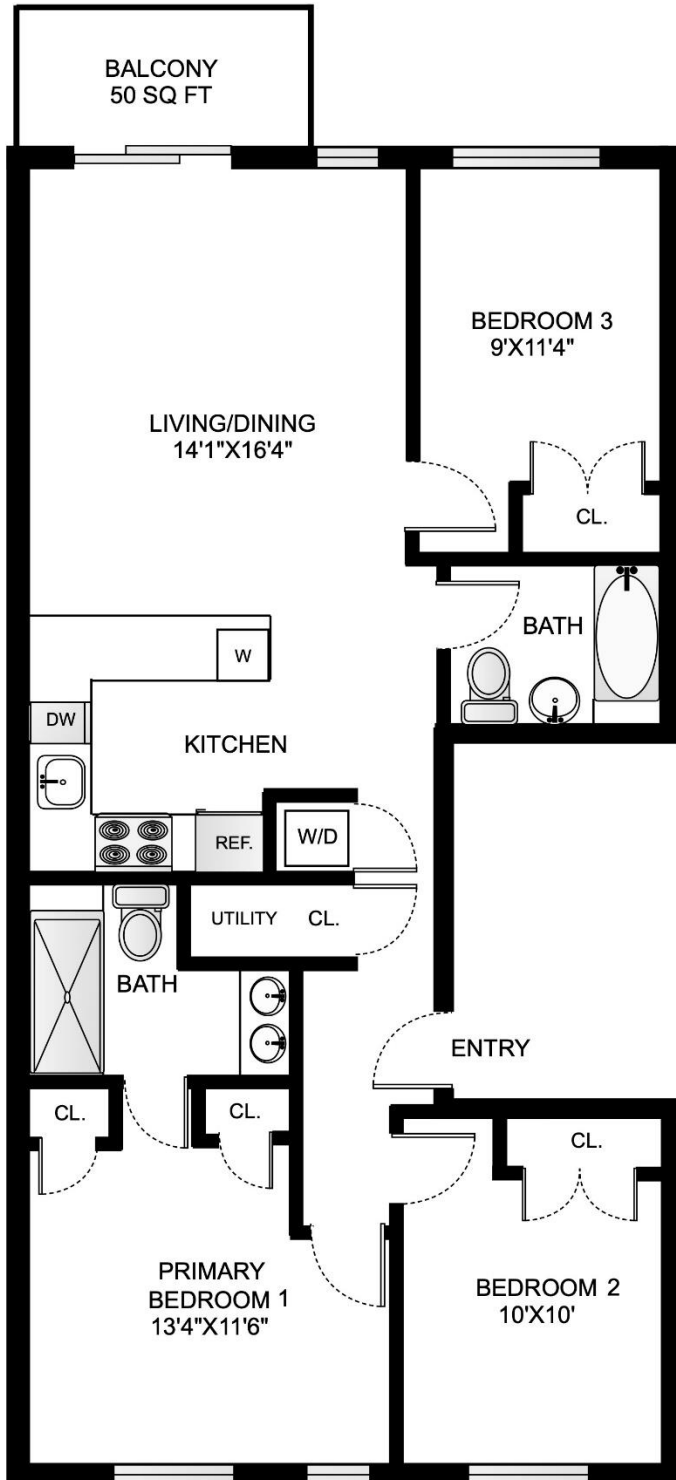
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Unit 4A

3 Bed

2 Bath

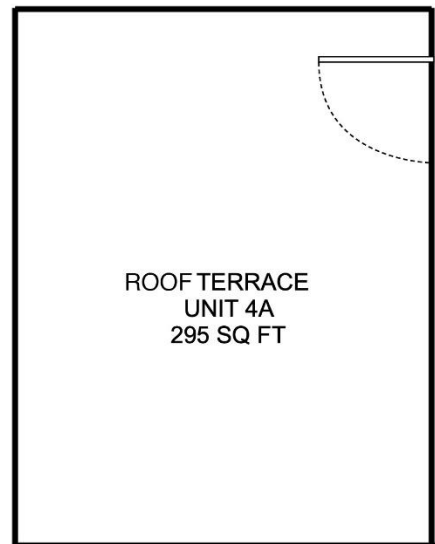
1,134 sqft indoor

50 sqft balcony

295 sqft roof terrace

\$489 CC

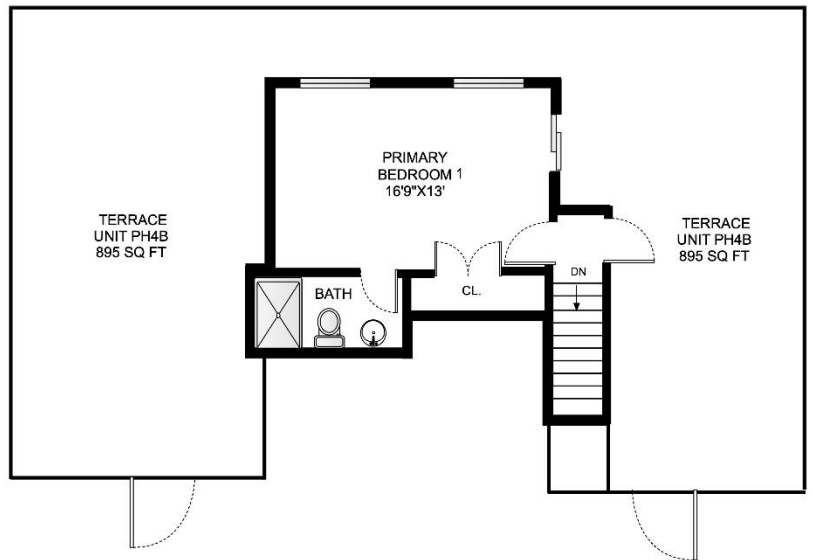
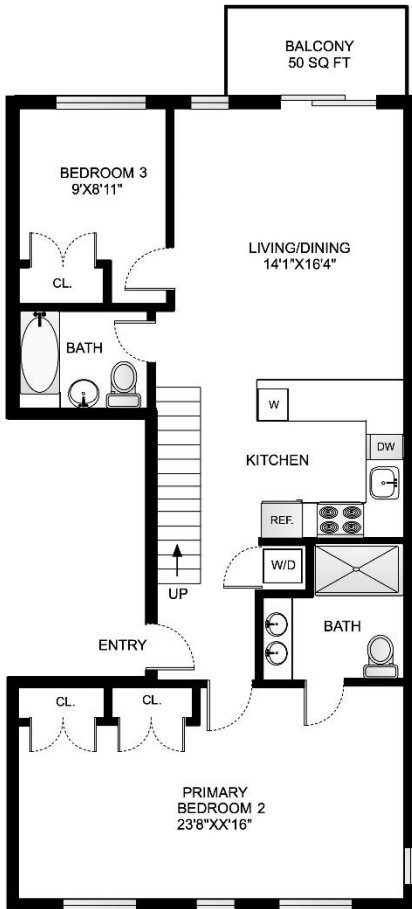
\$611 r.e.tax



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Penthouse 4B

3 Bed

3 Bath

1,468 sqft indoor

50 sqft balcony

895 sqft roof terrace

\$705 CC

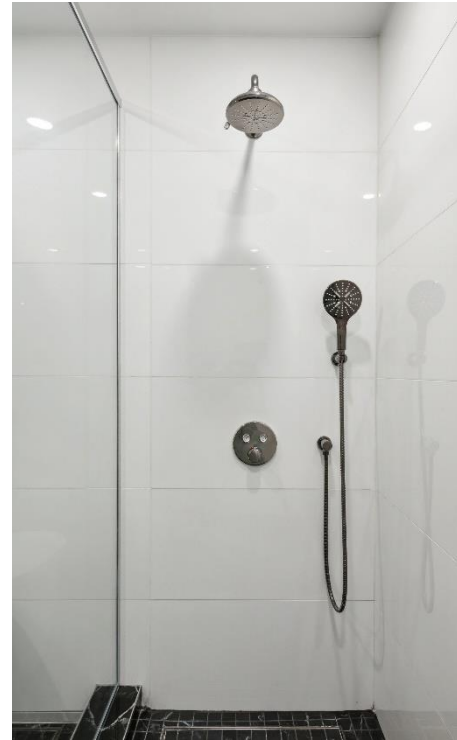
\$1,205 r.e.tax

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Welcome To Greenpoint

Close to Greenpoint Ave **G Train**

Transmitter Park
Newtown Barge Playground
American Playground
Bushwick Inlet Park

Citroen
Le Fond
Paulie Gee's
Madre
Elder Greene
Bar Americano
Taqueria Ramirez
Di An Di
21 Greenpoint
Esme
Chez Ma Tante
Bakeri
Greenpoint Beer and Ale
Achillie's Heel
Peter Pan's
Pencil Factory

St. Vitus
Record Grouch
Hey Kid's Comics
Stuart Cinema
Skyline Drive In

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Procedure To Purchase

Once you have decided to purchase a condo at 144 Freeman, 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

Brian Scott Cohen - Guaranteed Rate Affinity

348 West 14th Street, 2nd FL

New York, NY 10014

(646) 584-8009

BrianScottCohen@grarate.com

NMLS ID: 410025

Chesky Fuchs – FM Loans

190 North 10th Street, Suite 311

Brooklyn, NY 11211

(917) 763-5008

cfuchs@fmm.com

NMLS ID: 59111

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 following:

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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