

218
CLASSON
CLINTON HILL



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TOM LE | 245 BEDFORD AVE. BROOKLYN, NY 11211 718.422.2524 | TOM.LE@CORCORAN.COM

Welcome to 218 Classon

Introducing 218 Classon Avenue - Clinton Hill's truly unique, masterfully conceived, 6-unit boutique condominium offering a modern and luxurious living experience with meticulous architectural designs and top-of-the-line finishes including the latest smart home technology.

This meticulously crafted 6-unit development offers spacious and well-thought-out floor plans featuring open great rooms flooded with natural light from the floor-to-ceiling windows that provide multiple exposures, creating a bright and inviting ambiance for living and dining. These oversized windows and doors open onto huge, private outdoor spaces extending your home to the outdoors, perfect for entertaining or taking in your new surroundings which offer captivating views of historic architecture.

The heart of these homes is the living environment featuring custom imported kitchens, equipped with integrated appliances of the highest quality. The sleek and stylish design, combined with the custom cabinetry, creates an ideal space for culinary enthusiasts. Whether you're hosting a dinner party or dinner for yourself, this kitchen is sure to impress.

The bathrooms exude serene, spa-like atmosphere, presenting custom vanities and large format porcelain that enhance the contemporary aesthetic while providing ample space and elegant fixtures that create a calm retreat within the home.

The attention to detail extends beyond the kitchen and bathrooms. This condominium showcases wide plank, hardwood oak floors for quality and durability. Additionally, each unit offers in-unit washer and dryer hookups for added convenience.

Embrace the modern lifestyle with the smart home technology incorporated throughout each home including built in speakers and advanced home lighting with effortless ease to create the perfect ambiance for any occasion.

Beyond the unit itself, the location of this condominium is a highly desirable artistic hub of Clinton Hill, situating at the border of Pratt University and all the attractions that Clinton Hill has to offer. There is easy access to transportation, entertainment, dining and much more. Experience the rich cultural scene, explore local parks, or indulge in the vibrant nightlife right at your doorstep.

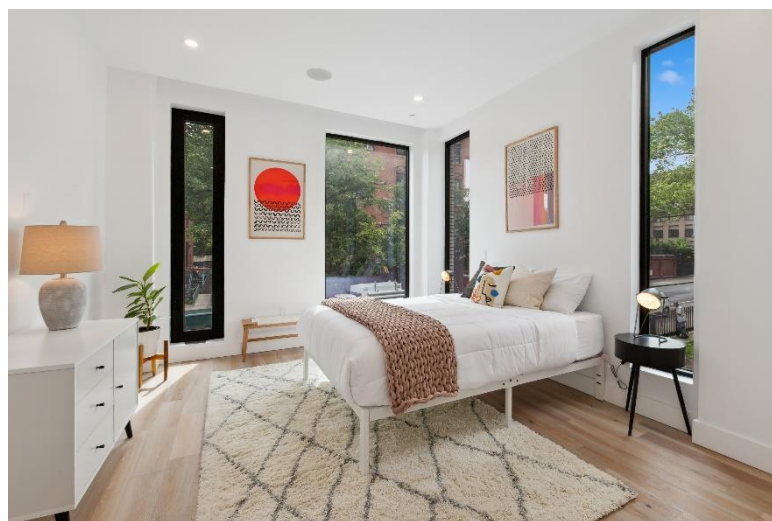
Don't miss this opportunity to own a luxurious and thoughtfully designed condominium in the heart of Clinton Hill. Schedule a viewing today and envision yourself living in this exceptional home at 218 Classon Avenue.



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Garden Duplex

2 BEDS

2.5 BATHS

1,999 SQFT INTERIOR

1,126 SQFT EXTERIOR



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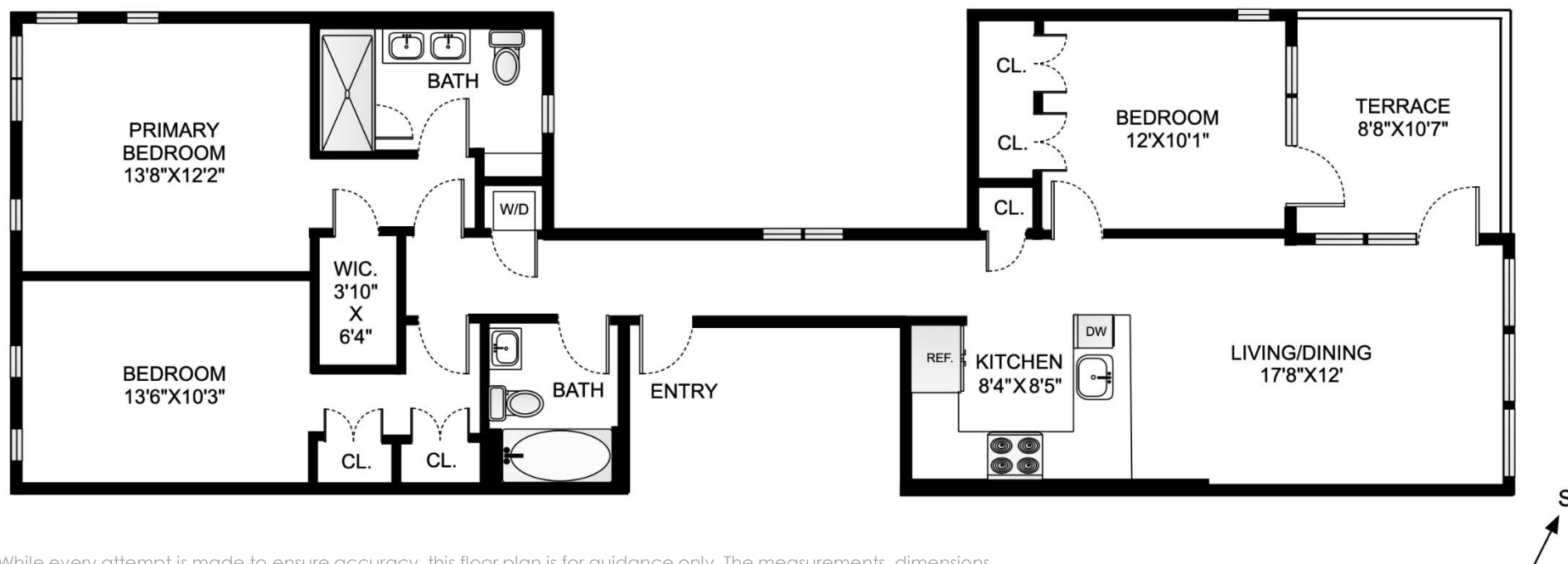
Unit 2

3 BEDS

2 BATHS

1,412 SQFT INTERIOR

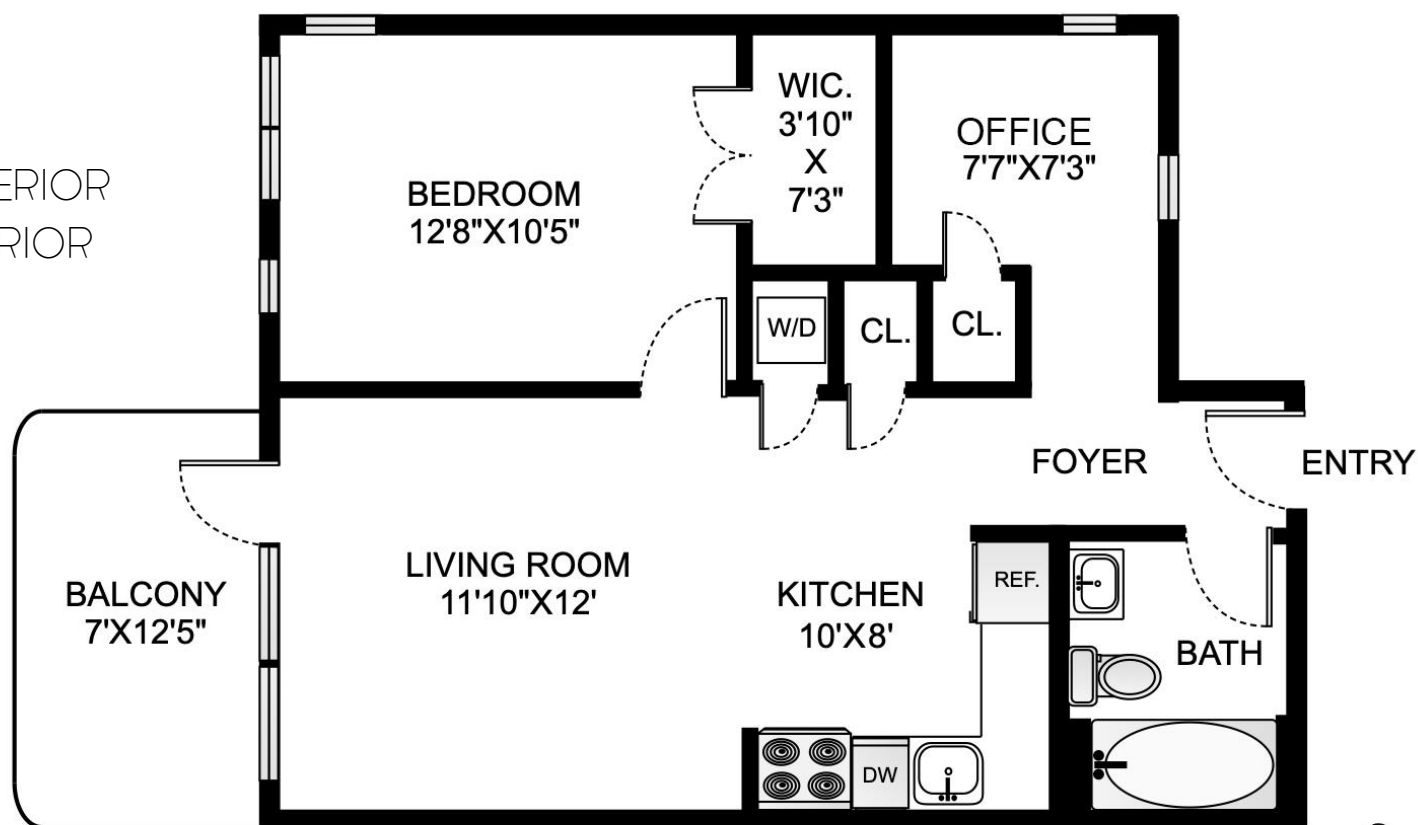
105 SQFT EXTERIOR



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Unit 3A

1 BED
1 BATH
1 OFFICE
722 SQFT INTERIOR
86 SQFT EXTERIOR



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Unit 3B

1 BED

1 BATH

1 OFFICE

736 SQFT INTERIOR

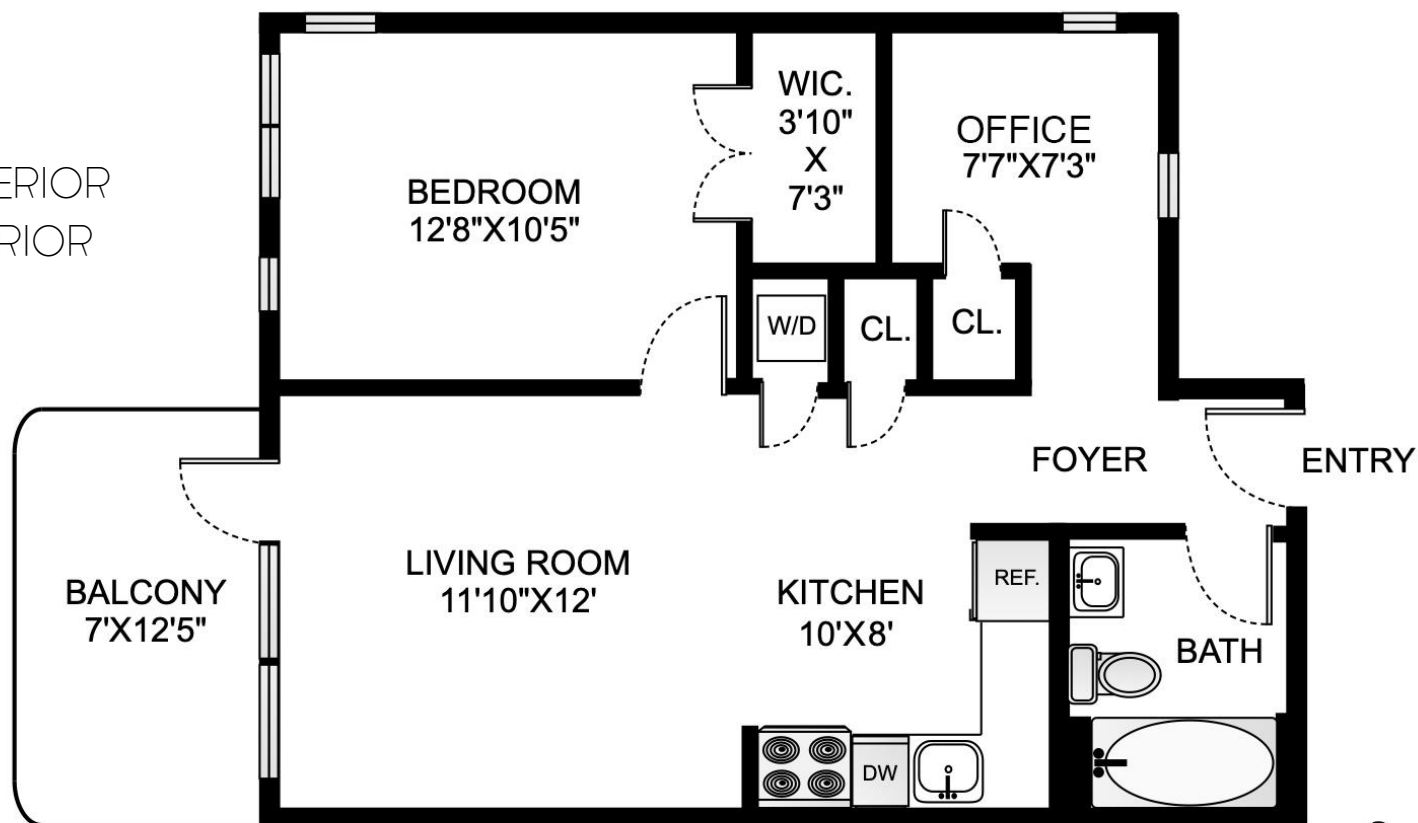
87 SQFT EXTERIOR



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Unit 4A

1 BED
1 BATH
1 OFFICE
722 SQFT INTERIOR
86 SQFT EXTERIOR



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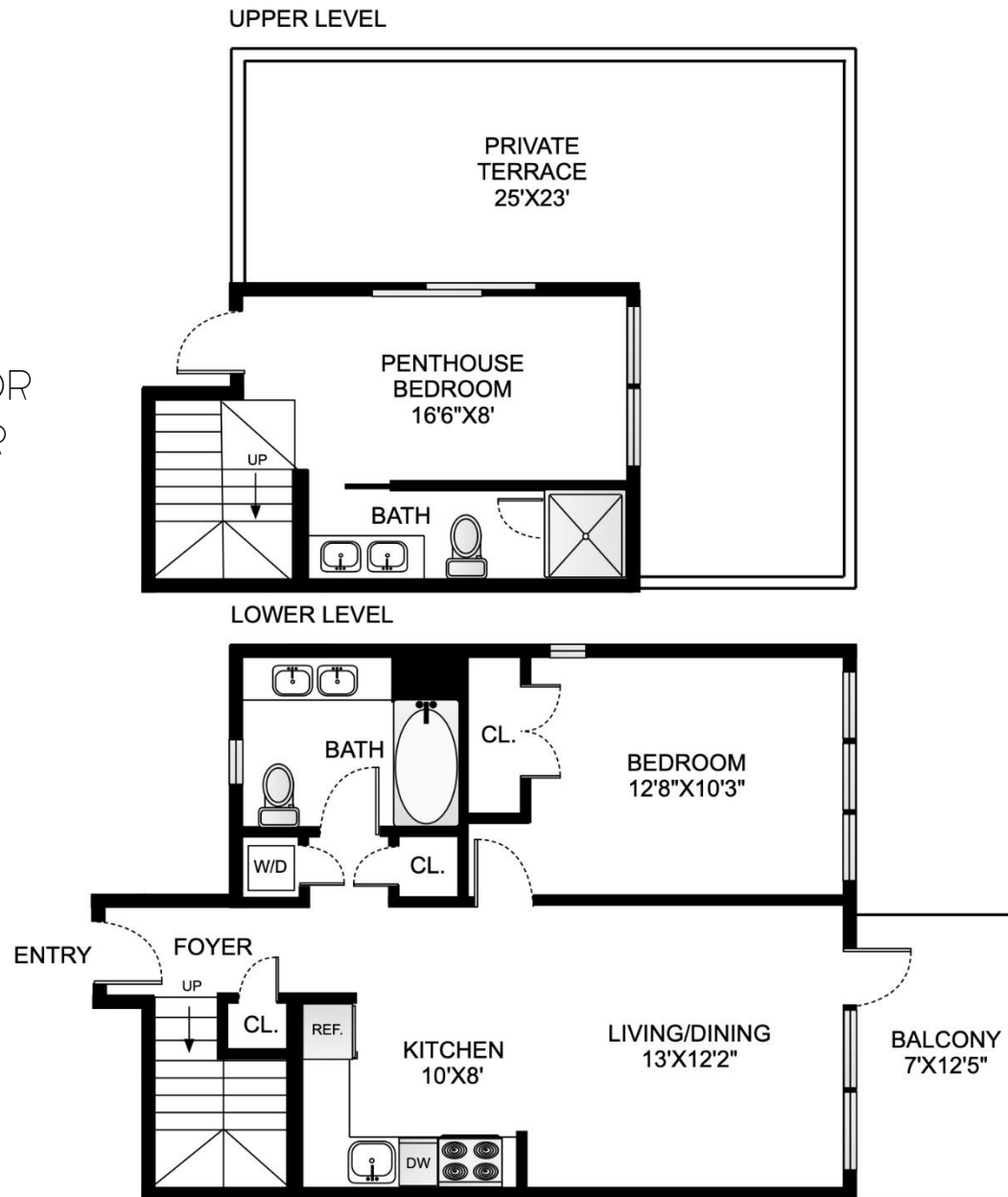
Unit 4B

2 BEDS

2 BATHS

1,003 SQFT INTERIOR

523 SQFT EXTERIOR



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Discover Clinton Hill

Close to Classon Ave **G Train**

Pratt Playground
Taaffe Playground
Myrtle Village Green
Classon Playground

Clementine Bakery
Fan Fan Doughnuts
Speedy Romeo
Mekelberg's

Locanda Vini & Olli
Samurai Papa
The Mayflower
C'mon Everybody



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Procedure To Purchase

Once you have decided to purchase a condo at 218 Classon, 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

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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