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Welcome to 747 Dean Street

Discover the epitome of modern living at 747 Dean Street.

Nestled in the vibrant heart of Prospect Heights, this unique 4-unit boutique luxury elevator condominium offers an unparalleled residential experience, redefining the essence of sophistication and comfort.



This residence exudes luxury with high ceilings, wide plank oak hardwood floors, in-unit washer and dryer, and smarthome sophistication, featuring an integrated surround speaker system.



Step into luxury as the elevator opens directly to a welcoming foyer that leads to the expansive and open living space bathed in natural light and seamlessly connecting through a wall of floor-to-ceiling glass sliding doors to a massive private terrace; the perfect space to entertain guests or unwind in style.



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The kitchen is a culinary masterpiece, designed to optimize comfort and functionality, elevating the art of cooking. It features integrated top-of-the-line appliances like Bertazzoni, Carrara marble countertops and backsplash, German-made cabinetry for optimal storage, and an array of convenient additions including an espresso station, pot filler, food waste disposer, and a vented hood.



The primary bedroom is a retreat of its own, generously sized to accommodate a king-size bed, complemented by a walk-in closet and an en-suite bathroom with a shower and heated floors. The second bedroom offers ample space for a queen-size bed and boasts a large closet, while the third bedroom provides both size and functionality, with direct access to the terrace.



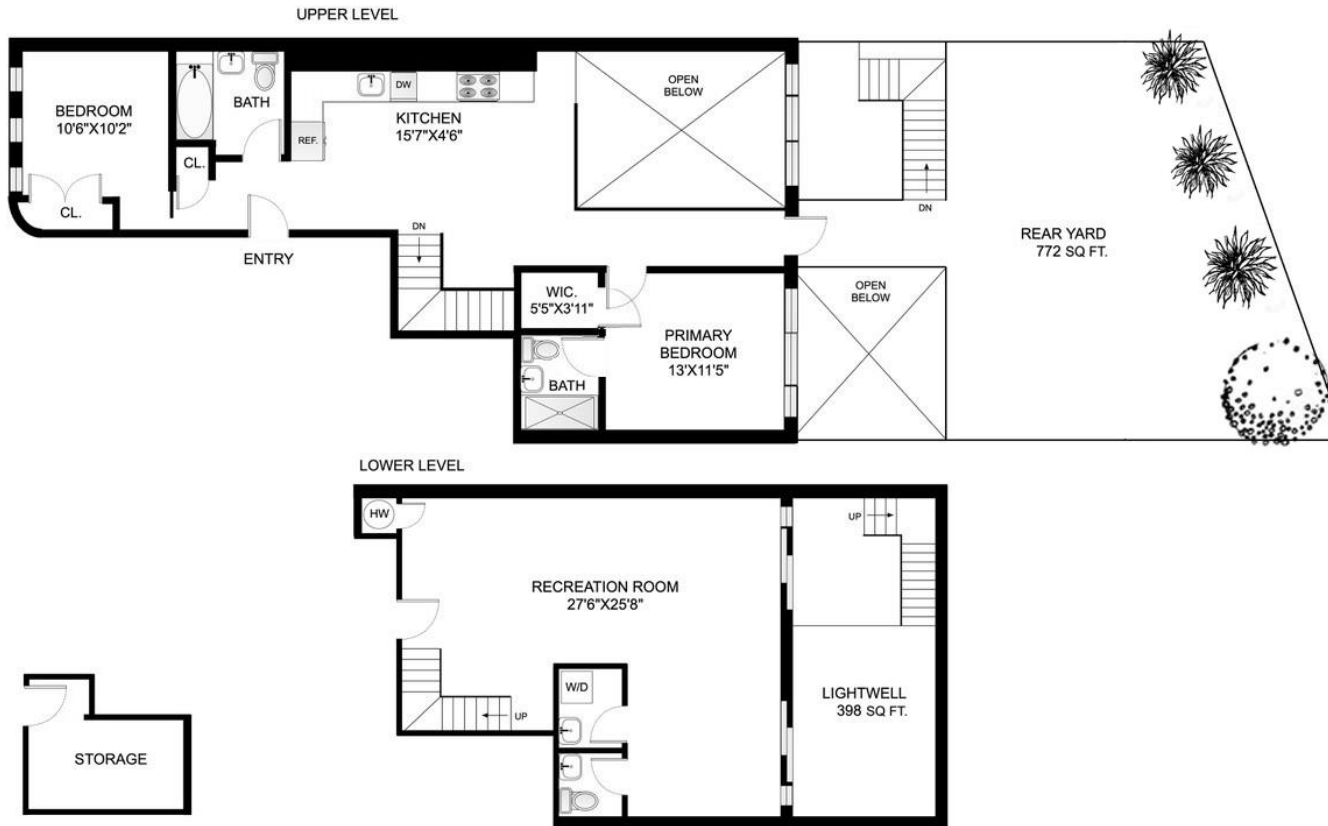


Each of the bathrooms provide a serene spa-like atmosphere with top of the line finishes, custom created cabinetry and heated flooring to get your day started on the right note.



Seize the opportunity to elevate your lifestyle at 747 Dean Street. Schedule a private tour today and make this residence your own slice of sophistication in Prospect Heights.

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The Garden

2 Bed
2.5 Bath
1,847 sqft interior
1,170 sqft exterior
Storage

C.C.
\$531/month

R.E. Tax
\$1,386/month

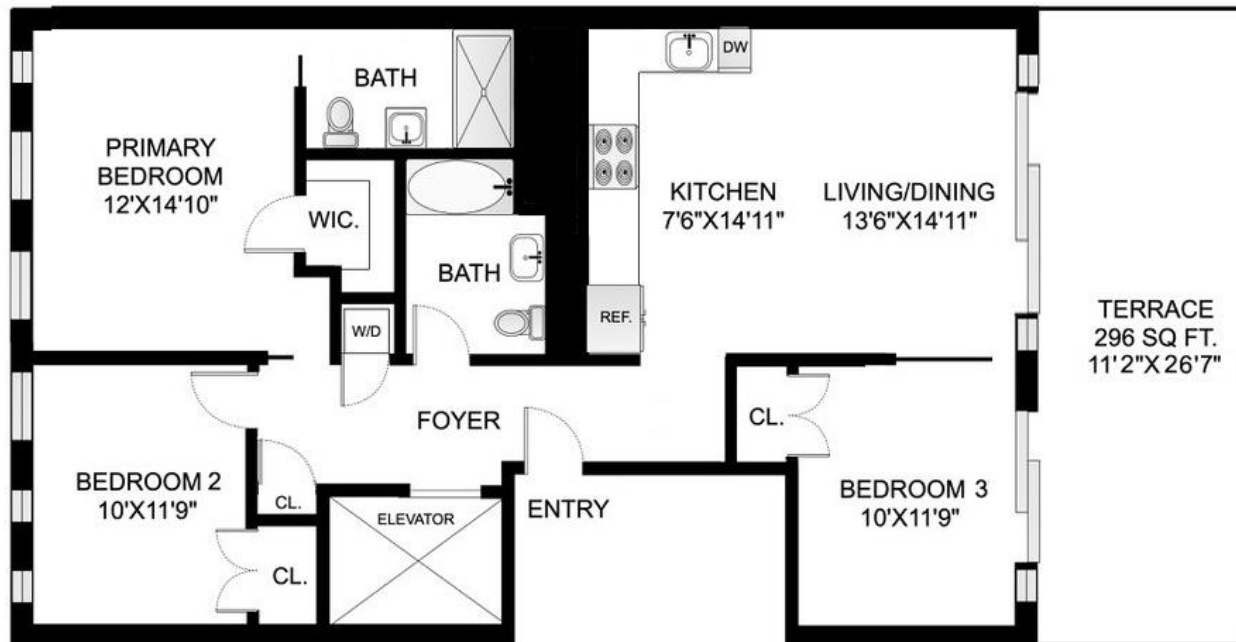
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While every attempt is made to ensure accuracy, this floor plan is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of this floor plan or for any action taken in reliance thereon. This floor plan does not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein



Apartment 2



3 Bed
2 Bath
1,237 sqft interior
497 sqft exterior
Storage

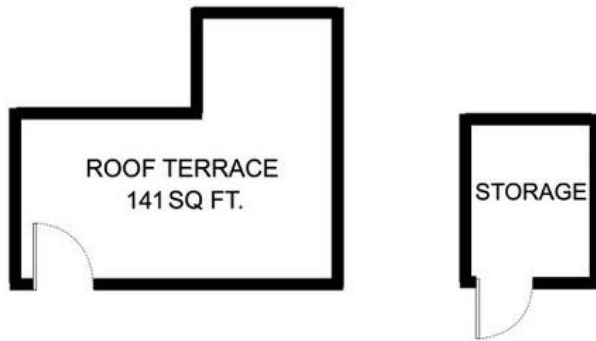
C.C.
\$457/month

R.E. Tax
\$1,192/month

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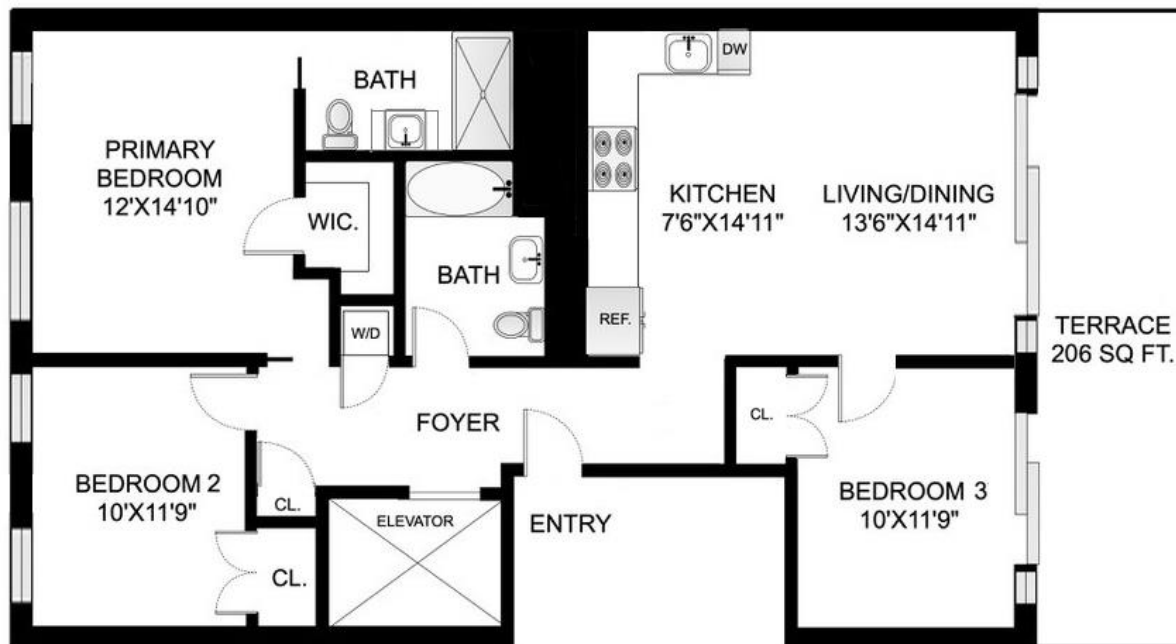


Apartment 3

3 Bed
2 Bath
1,237 sqft interior
347 sqft exterior
Storage

C.C.
\$457/month

R.E. Tax
\$1,192/month



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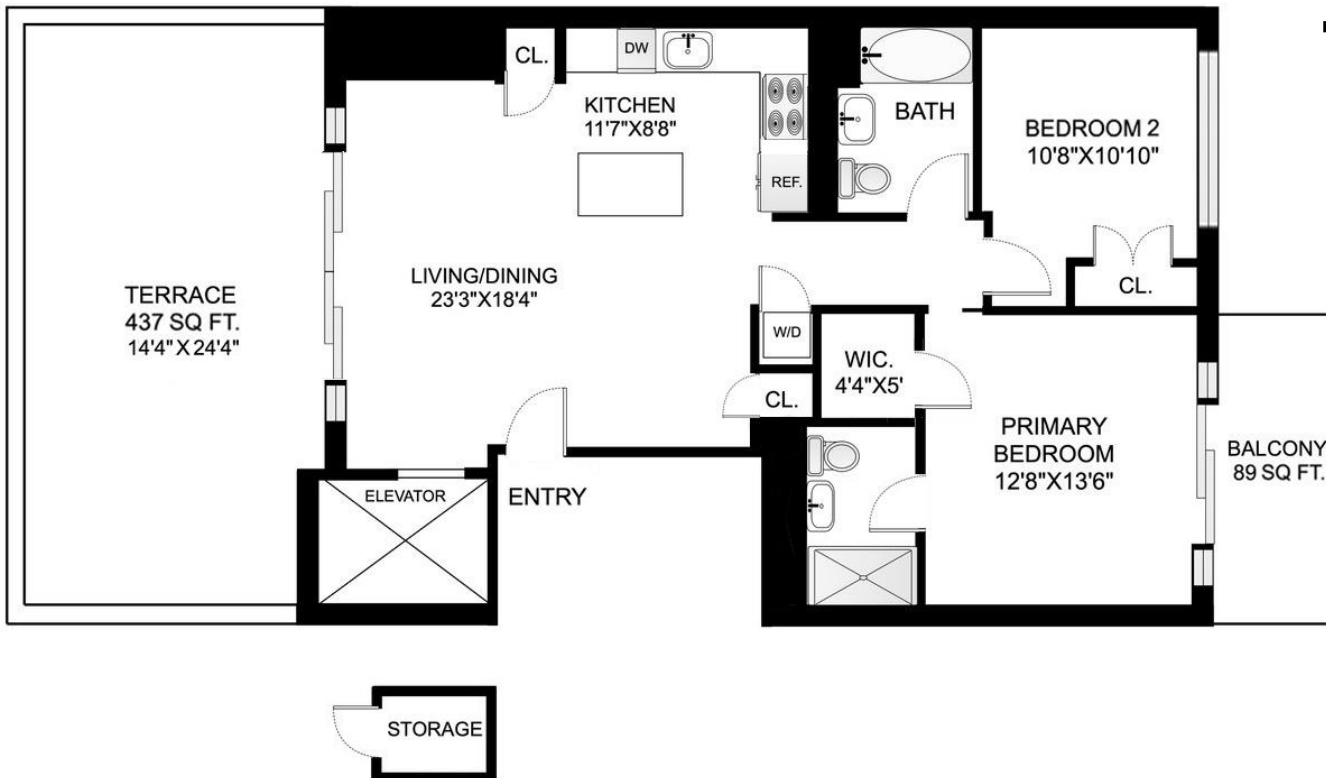


The Penthouse

2 Bed
2 Bath
1,093 sqft interior
526 sqft exterior
Storage

C.C.
\$419/month

R.E. Tax
\$1,095/month



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Welcome to Prospect Heights

Perfectly situated between Vanderbilt Ave and Underhill Ave, your new home is surrounded by an array of culinary delights, including Leland Eating and Drinking House, Underhill Café, LaLou, Caffè de Martini, Olmsted, and Tom's Restaurant, to name a few. Explore cultural gems like the Brooklyn Museum and Botanical Garden or indulge in fresh finds at the Grand Army Plaza Greenmarket.

Prospect Heights is one of the most dynamic neighborhoods in Brooklyn just to the Northeast of Prospect Park, Brooklyn's most iconic green space. The charming tree-lined streets and historic architecture are surrounded by the cultural on all sides.

Catch an event at The Barclays Center, a major sports and entertainment venue, situated just blocks away, a significant landmark in the neighborhood since its opening in 2012.

Prospect Heights is well-connected in terms of transportation. It is encircled by the A,C,B,D,2,3,4,5 and G lines making it easy to access almost any part of the city. The Atlantic Terminal transportation hub also serves as a major transit point for the Long Island Rail Road.

Prospect Heights offers a blend of cultural amenities, residential charm, and accessibility, making it an attractive and dynamic neighborhood within the borough of Brooklyn.





6. Sofreh
7. Morgan's BBQ
8. Sushi Lin
9. BKLYN CLAY
10. LaLou
11. Nuaa Table
12. Mitchell's Soul Food
13. Olmstead
14. Leland Eating & Drinking House
15. Art Café
16. Underhill Café
17. Little Egg
18. The Bearded Lady
19. Goldstar
20. Tom's Restaurant
21. Lowerline
22. Hart's
23. OTWay Bakery
24. Sisters
25. Hartley's
26. Nurish
27. The Barlow
28. Covenhaven

29. Dean Playground
30. Lowry Triangle
24. James Forten Playground

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Procedure To Purchase



Once you have decided to purchase a condo at 747 Dean, 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

