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232

S 2ND ST

WILLIAMSBURG

Brooklyn



Tom Le

245 Bedford Ave. Brooklyn, NY 11211

718.422.2524 | tom.le@corcoran.com

THE BEST OF WILLIAMSBURG SOUTHSIDE



Presenting 232 S 2nd Street - A thoughtfully conceived 4-unit smart-home boutique condominium in Williamsburg's Southside! This modern, luxurious living experience offers conscientious architectural and interior designs in one of Brooklyn's most sought after and vibrant neighborhoods.



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CLASS & SOPHISTICATION



This condominium showcases wide plank, hardwood white oak floors for quality and durability, quiet built-in, multizone, central A/C and heating, additional storage and vented in-unit washer and dryer hookups for added convenience.

Embrace the modern lifestyle with the built in speaker system incorporated throughout the unit featuring built in speakers and video intercom.



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CUSTOM KITCHEN

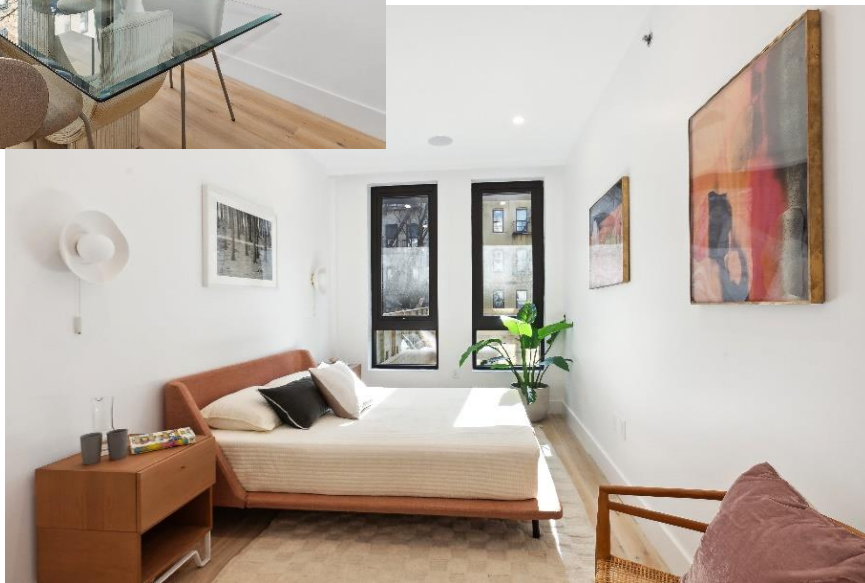
The kitchen is a true gem featuring custom imported German Kitchen accentuated by chevron tile back splash and integrated appliances including wine fridge, dishwasher, vented hood and a pot filler above the stove for seamless convenience. The kitchen peninsula creates additional counter space to be your best chef with extra storage space to keep your kitchen organized while entertaining your guests in style.



SPA-LIKE BATHROOMS

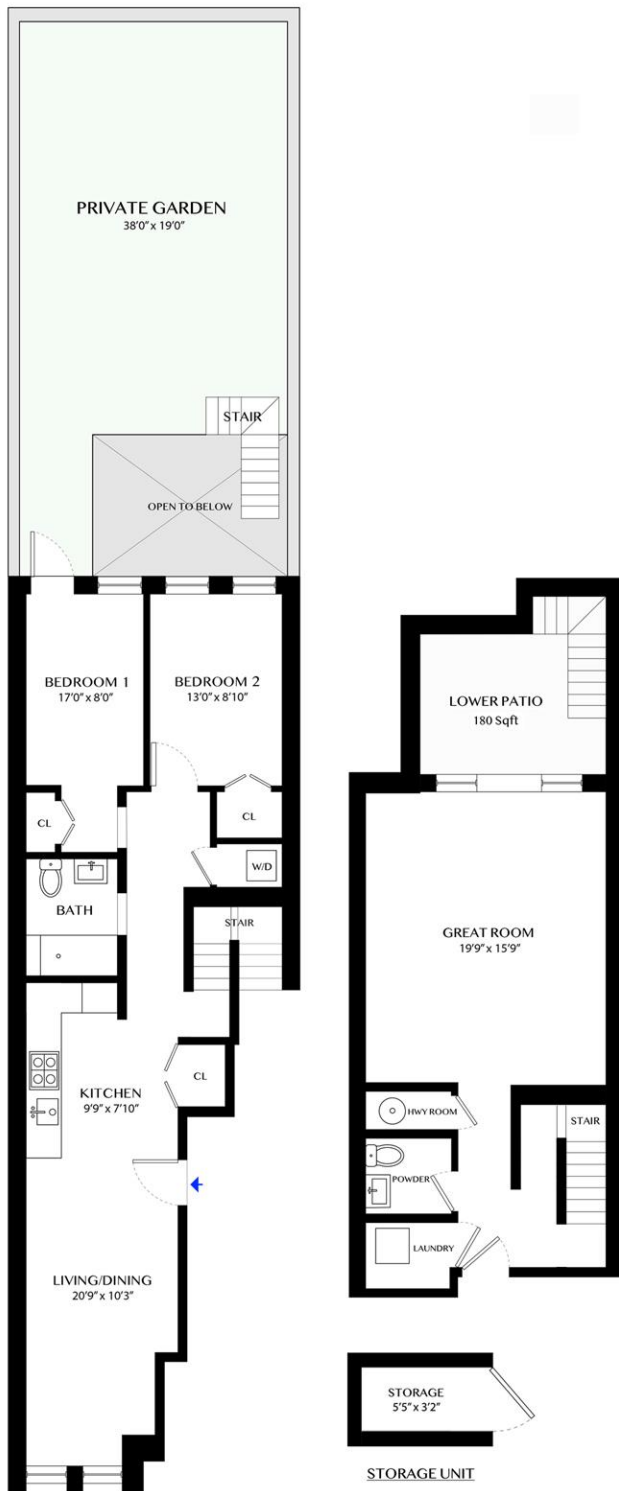
The bathrooms create the serene, spa-like atmosphere highlighting the custom vanities made from light wood, in contrast with the black fixtures to enhance the contemporary aesthetic. These bathrooms provide ample space to get ready for a busy morning or simply luxuriate in personal care in the comfort of home after a long day.





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GARDEN DUPLEX

2 Beds
1.5 Baths
Storage

1,553 sqft
Interior

Backyard
816 sqft
exterior

C. C.
\$669

R.E. Tax
\$1,376

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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



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LIVING WILLIAMSBURG SOUTHSIDE



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FOOD

Pies & Thighs
L'Industrie
Peter Luger
Diner
The Four Horsemen
Roberta's
Aurora
Marlow & Daughters
Birds of a Feather
Xixu
Aldama

NIGHTLIFE

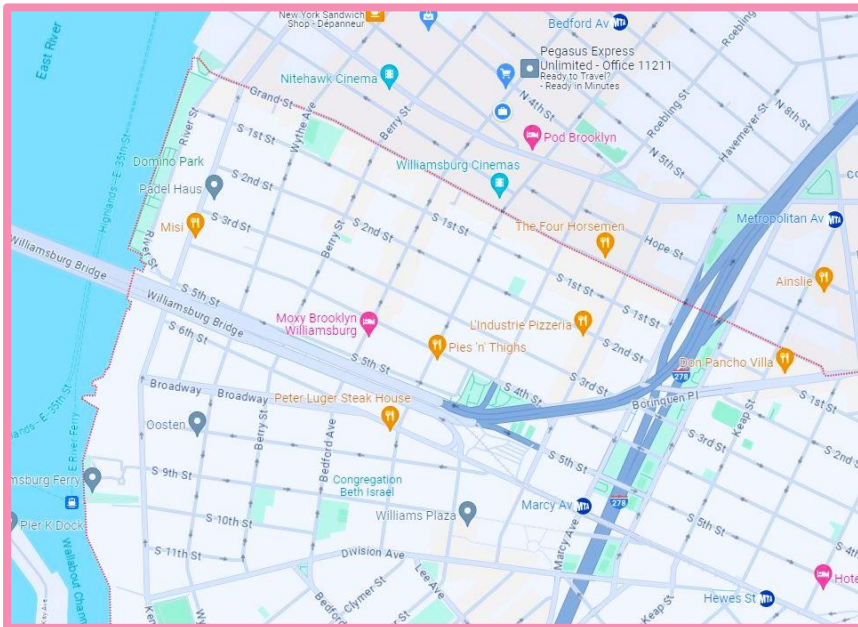
Maison Premiere
Fresh Kills
320 Club
St. Mazie
Lucky Dog
Sauced

DAYLIFE

Domino Park
William Sheridan Playground
LaGuardia Playground

Williamsburg Cinema

Apple Store
Trader Joe's
Whole Foods



TRANSPORT

Hewes
& Marcy
J TRAIN
Lorimer
& Bedford
L TRAIN
Metropolitan
G TRAIN

East River Ferry

PROCEDURE TO PURCHASE



Once you have decided to purchase a condo at 232 South 2nd, 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



presented by

Tom Le

Licensed Associate RE Broker

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12 Time Williamsburg Salesperson of the Year

Justin Tierney

Licensed RE Salesperson

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