

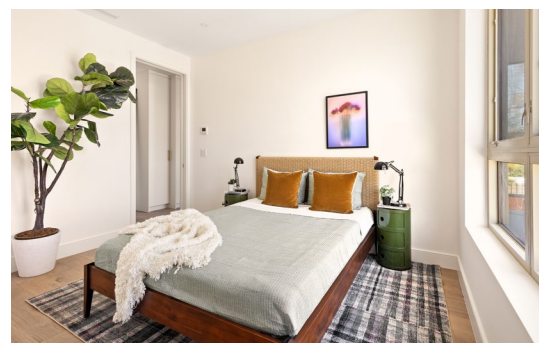
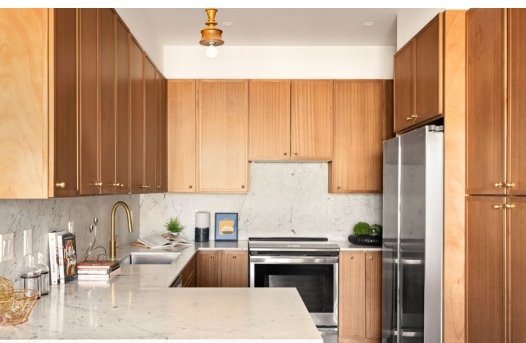
TWO FIFTY NINE

# RUTLAND ROAD

BROOKLYN







## TWO FIFTY NINE RUTLAND ROAD BROOKLYN

### 259 RUTLAND

Tucked away in one of Brooklyn's most culturally vibrant, and architecturally significant neighborhoods, this brand-new boutique condo building offers 10 thoughtfully designed 1-3 bedroom residences, almost all with private outdoor space, in a rare elevator building with parking spaces for sale too. The first of its kind, this building freshly melds the rich and timeless materials of the neighborhood's historic origins, with every modern convenience you could desire. Situated just a few blocks to the Olmstead designed Prospect Park and a wonderful medley of cafes, restaurants and amenities in every direction. The 2/5/S trains are easily accessible at the Sterling and Winthrop stations, or take the B/Q to the Prospect Park stations. All express trains that can get you around the city quickly.

With its warm white brick exterior and oversized bronze windows, the building exudes a welcoming vibe that invites natural light into every home. Designed for convenience, it also includes an elegant and spacious lobby, virtual doorman, and a spacious package room.

Oversized and practical kitchens are a true standout, featuring refined walnut cabinetry and innovative storage solutions that you won't find anywhere else, including custom pull-out pantries and coat closets. Carrara marble counters and backsplashes add a luxurious touch, while brass plumbing fixtures elevate the space with a nod to the workmanship of the past. Prep and dining islands include wood pendants that echo the hand-carved millwork so prevalent throughout PLG. Stylish walnut bathroom vanities provide ample storage, while taupe-colored Japanese penny tile floors paired with honed marble countertops and soft white subway tile walls create a serene and spa-like feel in every bathroom. Primary baths often include double sinks, perfect for couples. With each detail meticulously executed, these homes offer a blend of hand-crafted luxury with every day convenience, making it the ideal place to call home, in a neighborhood that makes everyday a holiday.

### THE NEIGHBORHOOD

Prospect Lefferts Gardens offers a charming blend of historic elegance and exciting 24-hour amenities. Known for its tree-lined streets and stunning turn-of-the-century architecture, the neighborhood features beautiful brownstones, limestones and free-standing pre-war townhouses evocative of the upper east side Gilded Age designs. Just steps from Prospect Park, residents enjoy easy access to outdoor activities, from the running paths, to the Prospect Park Zoo, and tennis courts. The Brooklyn Botanic Garden and Brooklyn Museum are also just a stone's throw away.

Prospect Lefferts Gardens boasts a vibrant culinary scene, offering a diverse array of restaurants, coffee shops, and family-owned shops and with convenient subway access (B/Q/S/2/4 lines), offering a vibrant and well-connected community for those seeking a uniquely pastoral, yet urban lifestyle.





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