

## 279 State Street

Single Family Townhouse :: Boerum Hill



Today's Turn-Key Townhouse! This 5 bedroom, single family home with penthouse and 2 terraces is one of the largest of the original 14 townhouses thoughtfully designed by renowned architects Rogers/Marvel and can be yours today. Enjoy the comfort of open-plan living with its beautiful volume of space and light. This elegant home is made luminous by a dramatic double-height entertaining space –9 ft windows overlooking historic State Street complement a 20 ft glass wall framing bucolic garden views. Open yet intimate, its 5 story configuration allows for a living room with wood burning fireplace, a custom Balthaup kitchen, dining room, library/media room, 5 bedrooms, 4 full baths, and a generous penthouse flanked by 2 terraces. The gift of space also includes a basement with exceptional ceiling height. The landscaped private backyard and top floor terraces provide the perfect choice of outdoor retreat. Welcome modernity is exhibited in the soaring ceilings, custom milled open staircase and brushed stainless steel hardware that extend throughout the home which is fully wired for today's technology and the mechanical systems are zoned for energy efficiency. Only minutes from Manhattan, this contemporary masterpiece is nestled between historic Brooklyn Heights and chic Boerum Hill on a lovely tree-lined block, surrounded by noted and diverse restaurants, shopping and cultural pursuits, as well as being readily accessible to 14 subways and the LIRR.

**\$3,750,000**

- 1 Unit
- 5 Floors
- 10 Rooms
- 4 Baths

Zoning:

R6



**Cellar :** Cellar contains storage space, utilities, and gas fired water heater with 75 gallon storage capacity.

**Garden:** Slate entrance foyer, bedroom/office, full bathroom, chef's size custom kitchen and soaring double height dining area followed by glass wall and sliding doors leading out to landscaped garden with irrigation system and sandbox.

**Parlor:** Private stoop entrance leading to open plan entertaining - library/media room and living room with eight foot wide custom mantle and Rumford wood burning fireplace. A glass balcony overlooks dining room and garden below.

**Second Floor :** Two bedrooms on opposite sides of the house with two full bathrooms, one of which is en suite, laundry room with washer and dryer and fold down ironing board.

**Third Floor:** Hallway with skylight leading to master bedroom, sumptuous bath fitted for two and second bedroom/den.

**Fourth Floor:** Generous penthouse space flanked by two substantial landscaped terraces with irrigation systems.

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