

17 Chester Court

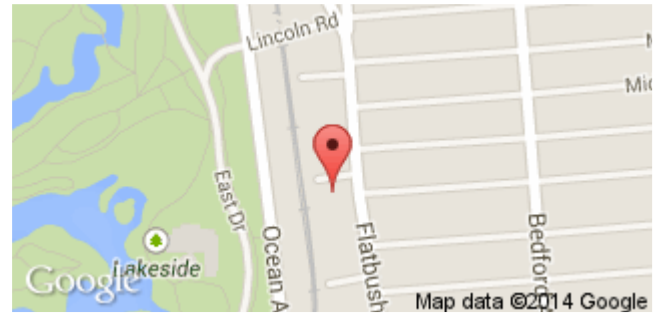
Single Family Townhouse : Block & Lot 5026-0176 : Lefferts Gardens

\$1,395,000

\$4,247 Annual RE Taxes

- 3 Floors
- 7 Rooms
- 3 Baths

Building Dimensions: 17x40



17 Chester Court is an incomparable home with a pitch perfect, top of the line renovation. With three outdoor spaces, central air conditioning, an expansive parlor floor ideal for entertaining and a basement offering legal rental income, this home sets a new standard for luxury at an affordable price.

Overview: British style and early 20th C. detailing are greeted by 21st C. technology in this brilliantly renovated home. This dream home is a Cinderella story, transformed stem to stern with the addition of 2 zone central AC, centralized Lutron lighting, irrigated outdoor spaces and every mechanical system newly replaced or upgraded to the highest standard.

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1: Enter in to the parlor level of this remarkable home through a gated front yard, up the stoop and in to a well lit foyer. From there, the world will be left behind as you enter a home so extraordinary, any wish list will be fulfilled.

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1: The open layout of the parlor level is perfect for entertaining. A wood burning fireplace in the spacious living room is the gathering spot for cocktails before dinner in the adjacent wainscotted dining room. Guests will no doubt wind up in the windowed Christopher Peacock kitchen admiring, with a touch of envy, the masterwork cabinetry and top of the line appliances. From there, a few steps lead to an illuminated and irrigated landscaped garden.

2: The second floor offers two bedrooms, one currently used as a library. Bedroom 2 features French doors leading to an outdoor landscaped deck. The opulent bathroom with a soaking tub features Kallista and Kohler fixtures as well as Ann Sacks tile work.

3: The third floor master bedroom is a completely private enclave unto itself featuring a spa quality bathroom with steam shower, skylight and private deck festooned with wisteria, hydrangea and trumpet flowers. This suite is truly a respite away from it all.

Basement: Work at home, rent it out or host your guests in the basement apartment. Featuring its own separate entrance and full bathroom, the space can easily accommodate a kitchen. The laundry is in a mutually

accessible area and features a washer dryer as well as a drying closet.