

1216 Albemarle Road

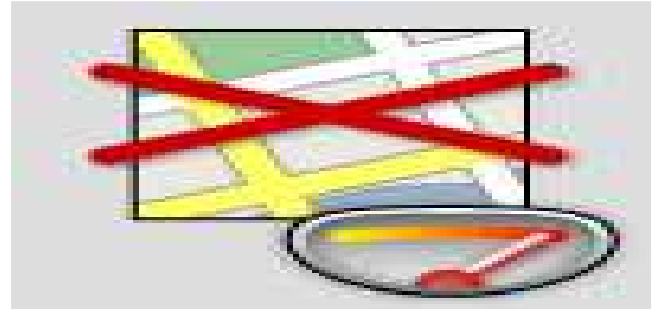
Townhouse : Prospect Park South

\$2,975,000 (Approx. \$722 /Sq.Ft.)

\$7,300 Annual RE Taxes

- 12 Rooms
- 3.5 Baths

Lot Dimensions: 50 x 80
Building Dimensions: 27 x 55
Bldg Sq. Footage: 4,122



In 1899 developer Dean Alvord purchased 60 acres of farmland in order to create Prospect Park South, a community of substantial homes that Alvord characterized as rus in urbe, the country in the city. Houses in Prospect Park South were designed in a wide variety of styles that attracted the wealthy of Brooklyn and Manhattan, and ultimately created a new design standard for the modern suburb. 115 years later Alvord's legacy is alive in the newest addition to this breathtaking Historic District: 1216 Albemarle Road! Built from the ground up, this unique and exceptional home combines the architectural interest of its surroundings, state-of-the-art amenities & efficiency of new construction. Soaring cathedral ceilings, spectacular picture windows that flood the home with light while affording the most magnificent views of green, wide open floor plans that allow for great functional versatility and the highest quality of life design that you could ask for. Custom finishes include: GE Monogram Stainless Steel range and dishwasher, Carrera marble countertop and island, built-in wine reserve, central vacuum system, whirlpool tubs, 5-zone radiant heating system that includes the driveway & sidewalk, outdoor automatic sprinkler system, video intercom & surveillance, and more. Only two blocks from Prospect Park, the acclaimed restaurants of Cortelyou Rd and the Q train to Manhattan. Elegantly furnished by Ethan Allen and offered with furnished turnkey option.

Garden Level: Rec Room, mud room, half bath, garage

Parlor Level: Living/Dining room, kitchen, 2 bedrooms, full & half bath

Third Floor: Master bedroom, master bath, bedroom, two mezzanine spaces

Laura Rozos *Licensed Associate RE Broker*
p. (718) 369-8784 laura.rozos@corcoran.com

Miwa Cogez *Licensed RE Salesperson*
Miwa.Cogez@Corcoran.com

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