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FOR SALE

# 207 Sterling Place

Multi-Family Townhouse | Block & Lot 1164-0075 | Prospect Heights

## $3,200,000 (Approx. $1,067 /Sq.Ft.)

$6,074 Annual RE Taxes

- 12 Rooms
- 3 Baths

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|---|---|
| Lot Dimensions: | 17 x 100 |
| Building Dimensions: | 17 x 42 |
| Bldg Sq. Footage: | 3,000 |

A beautifully renovated 4-story brownstone with central AC in PRIME Prospect Heights is finally available! This stunning example of what happens when you merge the best of the old world and the new is perfectly located between Flatbush and Vanderbilt Aves., mere seconds from all subways lines including express trains, Prospect Park, the Greenmarket, and allows easy access to the best of ALL worlds in both Prospect Heights and Park Slope. Architecturally designed with a nod to the modern in the kitchens and baths, while never losing sight of the stately grandeur of the original period details that include plaster moldings and ceiling medallions, 6 stunning marble fireplaces, original shutters, a hand-carved mahogany banister, wide plank wood floors, a Piers mirror, and high ceilings. The dramatic parlor floor offers a designer kitchen with custom cabinetry, Miele and Sub Zero appliances, and enough space for gracious dining with friends and family. It opens to a back deck that extends into a lush landscaped garden. The loft-like front parlor has been opened up and features floor-to-ceiling windows and is set back from the street by perennial plantings. The two upper floors feature 4 spacious bedrooms, customized closets, and two full baths including a renovated spa bath with Duravit and Dorn Bracht fixtures. The garden level is a spacious and high-income one-bedroom rental that can easily be incorporated back into the upper triplex if a one-family home better suits your needs.

**Garden Level:** One bedroom apartment or incorporate back into the upper triplex for a one family home.

**Parlor Floor:** Double parlor with kitchen and living room. Deck off the kitchen into the garden.

**Second Floor:** Two very spacious bedrooms and a full bath.

**Third Floor:** Two very spacious bedrooms and a full bath.

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