



1216 Albemarle Road

Single Family Home | Prospect Park South

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

\$7,300 Annual RE Taxes

3 Floors
12 Rooms
4 Bedrooms
3.5 Baths

Lot Dimensions 50' X 80'
Building Dimensions 27' X 55'
Building Sq. Footage 4,122
Zoning R1-2

Property Features

Radiant Heat | Central Vacuum System | Garage
Central Air | Video Intercom/Surveillance | Whirlpool
Tubs | Outdoor Automatic Sprinkler System & more

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

Expansive recreational room/living space with built in Bose surround sound and electric fireplace. Access to back yard, laundry room, garage, AV room and mechanicals. Porcelain floors with radiant heat throughout.

FIRST FLOOR

Soaring ceilings. Open living/dining area with electric fireplace. Chef's kitchen with Carrera marble counter tops and island. Two bedrooms, Half bath and full bath featuring whirlpool tub. Walnut stained oak floors.

SECOND FLOOR

Master bedroom featuring built-in Bose surround sound, walk-in closet and ensuite bathroom with glass enclosed shower and whirlpool tub. Additional bedroom and two mezzanines open to the first floor.

Laura Rozos

Licensed Associate RE Broker

(d) 718.369.8784 | Laura.Rozos@corcoran.com

Miwa Coge

Licensed RE Salesperson

(o) 718.765.3876 | Miwa.Coge@corcoran.com