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Brooklyn

Emerging from the worst of the pandemic, residential real estate in Brooklyn is proving popular among city buyers in search of less density, lower prices and easy access to parks and private outdoor space.

Set on a coveted tree-lined block in Brooklyn's Boerum Hill, 150 Bergen Street is a 5,100-square-foot, 25-foot-wide town house with three terraces and a landscaped rooftop deck with treetop views of the garden and backyard. Highlights include a glass elevator that allows light to penetrate through to the home's core, a climate-controlled wine room, two gas fireplaces, a home gym and a fully integrated smart home system with radiant heat throughout. Outdoor space is easily accessible through retractable glass NanaWalls that open the dining room to a terrace overlooking the garden, while a second NanaWall

opens the media room/lounge to the garden itself. The pushbutton-operated glass roof opens to the landscaped rooftop, complete with irrigation and an outdoor sound system — ideal for small gatherings.

Completed in 2018, the home is on the market now for \$8,275,000. "The sellers built their dream home here, but had to leave for work reasons," said Randy Baruh, associate broker with The Corcoran Group. "They gutted it to the studs, with all new framing and a completely new interior design with a two-car garage. The advantage here is that with a town house, you have private outdoor space — not like a typical apartment building, where you don't always



OPPOSITE: 150 Bergen Street, Boerum Hill

ABOVE: 57 Wyckoff Street, Cobble Hill

have the privacy and you need to share the lobby. The Brooklyn town house market is hot: It was busy before Covid, and is just as busy now. The new design is ideal for hanging out and socializing, cooking and entertaining, with a kitchen island that seats at least five, a dining table that seats 10, a roof terrace and a huge backyard and parking. There is little doubt in my mind that a renovation like this in the West Village, with an equal amount of outdoor space, would easily be priced in the \$20 million range."

The five-story, 25-foot-wide ground-up new construction modern town house at 57 Wyckoff Street in Cobble Hill was once the site of two properties — a brick townhome and a carriage house accessible by a horse walk. The main home is now 7,000 square feet with an expansive backyard, and artfully incorporates the former horse walk to create a full 25-foot-wide structure, which is now five full floors with a lower level.

The \$13,995,000 list price includes a total of three living rooms: one on the garden level, one on the parlor level and a third in the penthouse with skyline views, with a steel hot tub and a full-size gym below. "The architects are Workshop/APD, who are well-known for their private home commissions, and they concluded they could deliver a much better house to the new owner if they took it all down and started from scratch," said Deborah Rieders, associate bro-

ker with The Corcoran Group. "So instead of keeping the property divided into two parcels, they built a large house in the front, while keeping the extra deep backyard wide open. Many buyers feel Cobble Hill has become at least as desirable as Brooklyn Heights, and is worthy of world-class architecture like this. In many respects, Cobble Hill is a more dynamic place than Brooklyn Heights, with more restaurants and unique stores, and more access to activities that you want to do every day, like fitness classes, while also being more walkable to public transportation. This home has a modern understated elegance designed as a cohesive whole, with the most expensive and difficult to install materials, from the glasswork and millwork to the 20-foot-long black granite island, the 10 heating and cooling zones, the glass-enclosed office and the landscaped outdoor spaces."

Designed by Gabriel Calatrava (son of Santiago Calatrava Vallis, famous for his groundbreaking design of the World Trade Center Transportation Hub in Manhattan) and the design firm Decada, 142 Dikeman Street is a recently completed modern four-bedroom townhome on a quiet corner two blocks from the Brooklyn waterfront and the Brooklyn Cruise Terminal in Red Hook. Listing for \$3,750,000, the 2,836-square-foot home is noted for its innovative contemporary design, with a yard, rooftop and three terraces, a triple-height atrium and a pierced brick wall that allows light to penetrate while maintaining a sense of privacy. The rooftop features 360-degree views of New York Harbor and Downtown Brooklyn.

"Brooklyn buyers in the know appreciate the extreme quiet and charm of Red Hook — and the fact that it is generally priced better than its neighbors," explained Alexander Maroni, associate broker with Douglas Elliman Real Estate. "It is right by the waterfront, and you get much more space, light and air than Downtown Brooklyn — the only downside is that



Photo: David LaRocca



Photo: Joe Frenkel/Orbits

it really helps to have a car there, and that is why this property has its own parking spot, which is a huge plus. This is for someone who wants a design-forward contemporary home, which in this case is just now completed, and not at all like a developer spec house. The waterfront city views, just two blocks from the waterfront, are special."

Designed in 1929 by Emory Roth, 35 Prospect Park West, at the corner of Garfield Place, is a classic pre-war co-op in a prime park-front location three blocks from Grand Army Plaza and its famed Saturday farmers' market. Apartment 14B offers unobstructed views of the park to the east and to New York Harbor to the south, with a massive corner living/dining room, four bedrooms, three bathrooms, parquet floors, 10-foot ceilings, full-time staffed lobby and a working wood-burning fireplace — the latter is a welcome amenity in a Park Slope co-op. The apartment also has a small laundry room (not just a laundry closet), which is also unexpected.

The 2,500-square-foot residence, on the market for \$3.5 million, is the first B-line apartment in the 16-story building to become available since 2008. "You see east across Prospect Park and out to the Atlantic Ocean in the distance to the Verrazano Bridge and New York Harbor, so with the corner living room/dining room you are dining with a spectacular view every day," said Libby Ryan, associate broker with Compass. "And the B-line is the most desirable layout in the building."

Another classic is 558 Jefferson Avenue in Bedford-Stuyvesant, a fully renovated and reimagined three-bedroom/three-bathroom town house (three finished floors and a basement) on the market for \$2,195,000. The historical renovation in 2016 preserved and improved as many of the original details as possible, from the bay windows, original spindles, deep-stained hardwood floors and re-silvered

TOP: 142 Dikeman Street, Red Hook

ABOVE: 35 Prospect Park West 14B, Park Slope

OPPOSITE, ABOVE: 558 Jefferson Avenue, Bedford Stuyvesant

OPPOSITE, RIGHT: 1 Pierrepont Street 6B, Brooklyn Heights

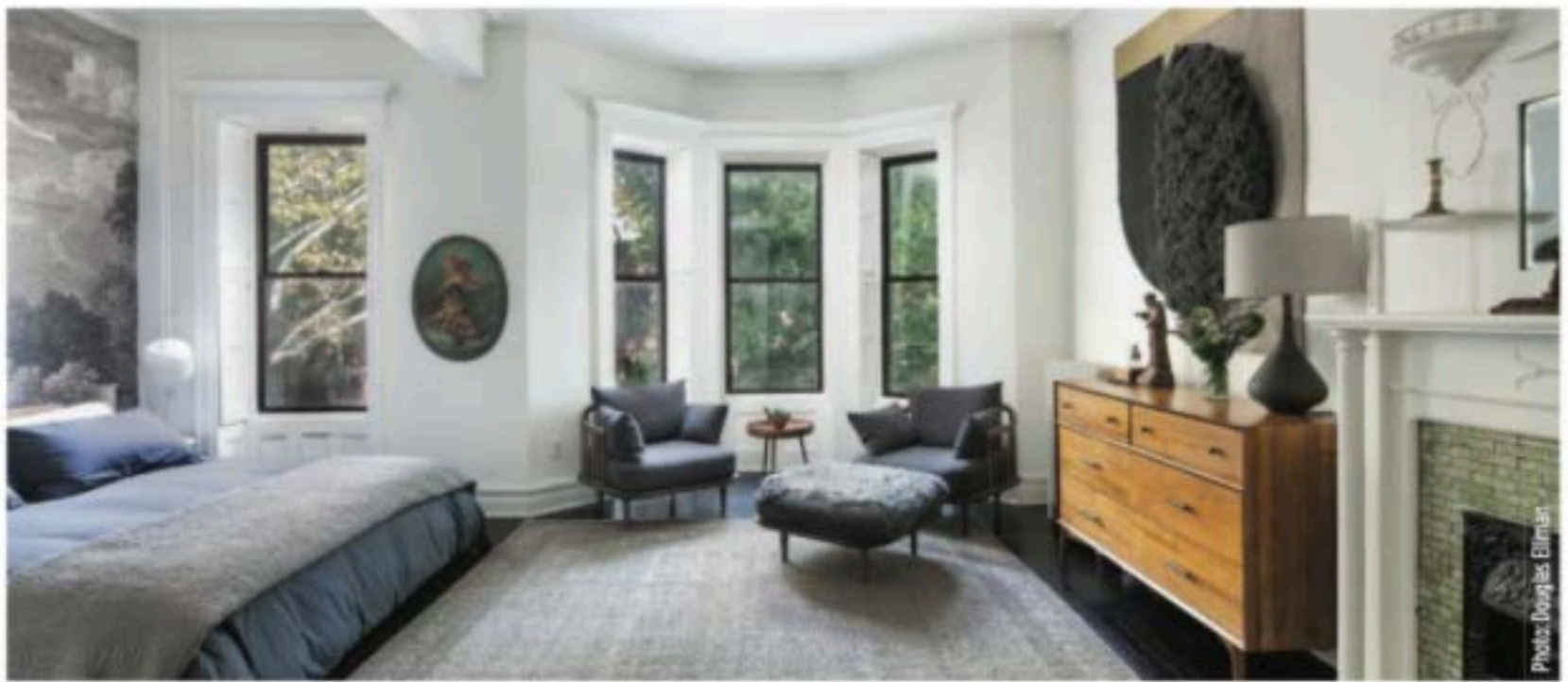


Photo: Douglas Elliman

pier mirror to the wedding cake plasterwork ceiling details. New and improved mechanicals include the central air-conditioning system, electrical and plumbing systems, and a new Fisher & Paykel kitchen.

"The current owners, one an architect/designer and the other an artist, bought in 2015, and they are selling now after renovating for themselves, which is always good," said Bridget Harvey, associate broker with Douglas Elliman Real Estate. "Any time talented architects renovate their own living space, it is usually a higher level of renovation, and that is true here. They were able to bring in more modern pieces — a modern bubble chandelier comes down from a preserved plasterwork medallion, with modern wall sconces, and they restored the stained-glass transom with designer wall coverings, contemporary built-ins and a frameless glass rain shower, and added a very useful storage shed in the garden. A well-finished house like this one will likely sell at a premium because they are so hard to find."

It is difficult to imagine a more iconic Brooklyn address than One Pierrepont Street, where a rare four bedroom/four bathroom on the sixth floor of a full-service co-op is on sale for \$4,895,000. With views of the harbor from its vantage point above the entrance to the famous Promenade, apartment highlights include the original 1920's herringbone wood floors, custom floor-to-ceiling built-ins with a classic window seat, along with a wood-burning fireplace, pocket French doors and 15 new windows. The building offers a solarium with similarly spectacular open vista views for building residents, along with a wood-burning fireplace on the common roof-deck.

"Here you are above the town houses and brownstones across the street — with the iconic backdrop of all of Manhattan as it lights up every evening from the living room and the primary bedroom," said Helen Van Rhyn, associate broker with Brown Harris



Photo: Brown Harris Stevens

Stevens. "Then the solarium from the common roof-deck has a wood-burning fireplace, which is a great chance for everyone in the building to experience some of the best views of Lower Manhattan. The building also has a private garden adjacent to the building, so you have outdoor space in addition to the Promenade, which is right across the street. The reality is that there are not many apartments on the market that were built in the 1920s that have four bedrooms and four bathrooms — you really need to buy a new condo on a high floor if you want that size and space. If you want a luxury pre-war of this size, with harbor views that are among the best in Brooklyn, this is it." ■

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