

# 206 Prospect Pl #1 Prospect Heights Landmark District

# \$2,495,000



Welcome to 206 Prospect Place, a garden-level duplex residence nestled in a meticulously renovated early 1900s-built brick townhouse condominium in the heart of Prospect Heights. This exclusive residence, part of a boutique building housing only 4 units, seamlessly blends historic charm with modern style, creating a unique and inviting atmosphere. This exquisite unit spans 6 rooms, featuring 2 bedrooms and 2.5 bathrooms, encompassing 1,858 sq. ft. of living space. The upper level welcomes you with a bright and airy living room, an eat-in kitchen, and a captivating wood-burning brick fireplace. The primary bedroom is a warm and inviting space adorned with excellent closets, offering a spacious en-suite bath with dual sinks. A large sliding door floods the room with sunlight and provides access to the expansive garden – a perfect setting for barbecues, entertaining, and gardening. A generously sized second bedroom with floor-to-ceiling closets and additional storage space on this level caters to all your needs. Descending to the lower level, discover a dining room, a versatile family room/office/guest space, a convenient half bathroom, a laundry room, and an HVAC room. The high-end kitchen, designed for culinary enthusiasts, showcases custom cabinetry, sleek Silestone countertops, a herringbone-pattern backsplash, and top-notch stainless-steel appliances, including a Bertozzoni stove, Bosch refrigerator, dishwasher, and range hood. All bathrooms are tastefully appointed with sparkling white subway tiles and fixtures by Danze and Kohler. Additional features of this exceptional residence include high ceilings, tall windows, rich wide-plank oak wood floors, exposed brick, chic color tones, recessed and designer lighting, a washer-dryer hookup, floor-to-ceiling storage closets, central AC/heat, and an ultra-efficient on-demand hot water system. The dwelling extends its allure outdoors with access to a fabulous 635 sq. ft. rear garden for your outdoor enjoyment. The prime location of 206 Prospect Place is surrounded by mature trees and offers a plethora of shopping and dining options on Vanderbilt, Washington, and Flatbush Avenues, as well as throughout Prospect Heights and Park Slope. Within minutes, you'll find prized attractions such as Prospect Park, The Brooklyn Museum, Brooklyn Botanical Gardens, Grand Army Plaza farmers market, Barclays Center, and more. The property is conveniently accessible via the A/C/2/3/G/B and Q subway trains.

Monthly Tax:	\$371.00
Monthly C.C.:	\$333.00
Rooms:	6
Bedrooms:	2
Bathrooms:	2.5
Heating / Cooling:	HVAC Central
Fireplace:	Yes / Wood Burning
Outdoor Space:	Rear Garden
Flooring:	Oak / Hardwood
Laundry Hook-up:	Yes

LISTING AGENT

Omar Hasan  
Bellmarc Realty Group  
T: 718.768.4500  
Bellmarc.com  
info@Bellmarc.com

Bellmarc RESIDENTIAL



# 206 Prospect Pl - Unit #1



**BASEMENT**

**FLOOR 1**

**GROSS INTERNAL AREA**  
BASEMENT 661 sq.ft. FLOOR 1 - 1,197 sq.ft.  
EXCLUDED AREAS : PATIO 639 sq.ft.  
TOTAL : 1,858 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.