

# Condo/Townhouse - Brooklyn, NY



## 16 2Nd Place 3, Brooklyn, NY, 11231

Offered at \$3,050,000

Welcome home to this stunning Carroll Gardens floor-through three-bedroom, two-and-a-half-bathroom residence with TWO unique private outdoor spaces, one off the dining room and a roof deck with views of the Manhattan Skyline and Harbor, at 16 Second Place. Upon entry into this spacious 1,675-square-foot home, hang your coat up in the mud room. Experience the quality of the wide plank quarter-sawn white oak floors and the openness of the 102 ceilings featuring 4 recessed warm LED lighting fixtures. Enjoy cooking and entertaining in the separate open kitchen, with honed carrara marble countertops and kitchen island, Rejuvenation Hardware polished nickel drawer and door pulls, and top-of-the-line appliances including a vented Bertazzoni gas range, Bertazzoni dishwasher, Bertazzoni 30 refrigerator, XO and Frigidaire wine coolers, and Sharp microwave. Want to eat breakfast outside? Slide open the La Cantina mahogany doors and step out into your own private deck to enjoy peace and quiet and feel the warmth of the abundant south-facing sunlight. The separate living room is located facing the front of the home, at just under 300-square-feet of space and looking over the deep front gardens of Second Place. Sunlight bursts in through the two oversized two-over-two Marvin Ultimate windows. Three bedrooms are situated down a hallway, again allowing for privacy and quietness. The Master bedroom features a wall-to-wall, floor-to-ceiling custom built-in closet and an en-suite marble bathroom with custom cabinetry, large sink basin with two faucet sets, walk-in shower with Cross Water London Belgravia Exposed Thermostatic shower set, and radiant floor heating. The secondary bathroom has a soaking tub/shower. Both bedroom 2 and bedroom 3 have deep closets and large double-hung windows looking south onto the private deck. In the hallway, there's a stackable LG washer-dryer and an additional linen closet. The custom home possesses excellent sound attenuation, two zones of Central Air Conditioning cooling and heating, and custom Visual Comfort Lighting fixtures sourced from Circa throughout. Entrance into 16 Second Place is attended by an AlphaTouch Smart Door entry station, able to be controlled remotely. One of the most unique features of Residence 3 is the private roof deck and wet bar with Frigidaire built-in wine cooler, accessed by a common staircase to the top floor. Mix cocktails and host birthday parties while enjoying sunsets over the brownstone Brooklyn rooftops. Located on one of the most desirable Place blocks in Carroll Gardens, 16 Second Place is a 4-unit boutique development made with a blend of historic timelessness and hand-crafted modernity. The neighborhood has incredible dining options nearby, and less than a half mile away from F/G trains at Carroll Street. Zoned for PS 058 The Carroll. THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. AG FILE NO. CD21-0003. Sponsor: 16 Second Place, LLC, 303 East Wacker Drive, Suite 1040, Chicago, IL 60601. \*All showings need to be confirmed as this is a construction site.

3 Bedrooms

3 Bathrooms

1,675 sqft

Built: 1899



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