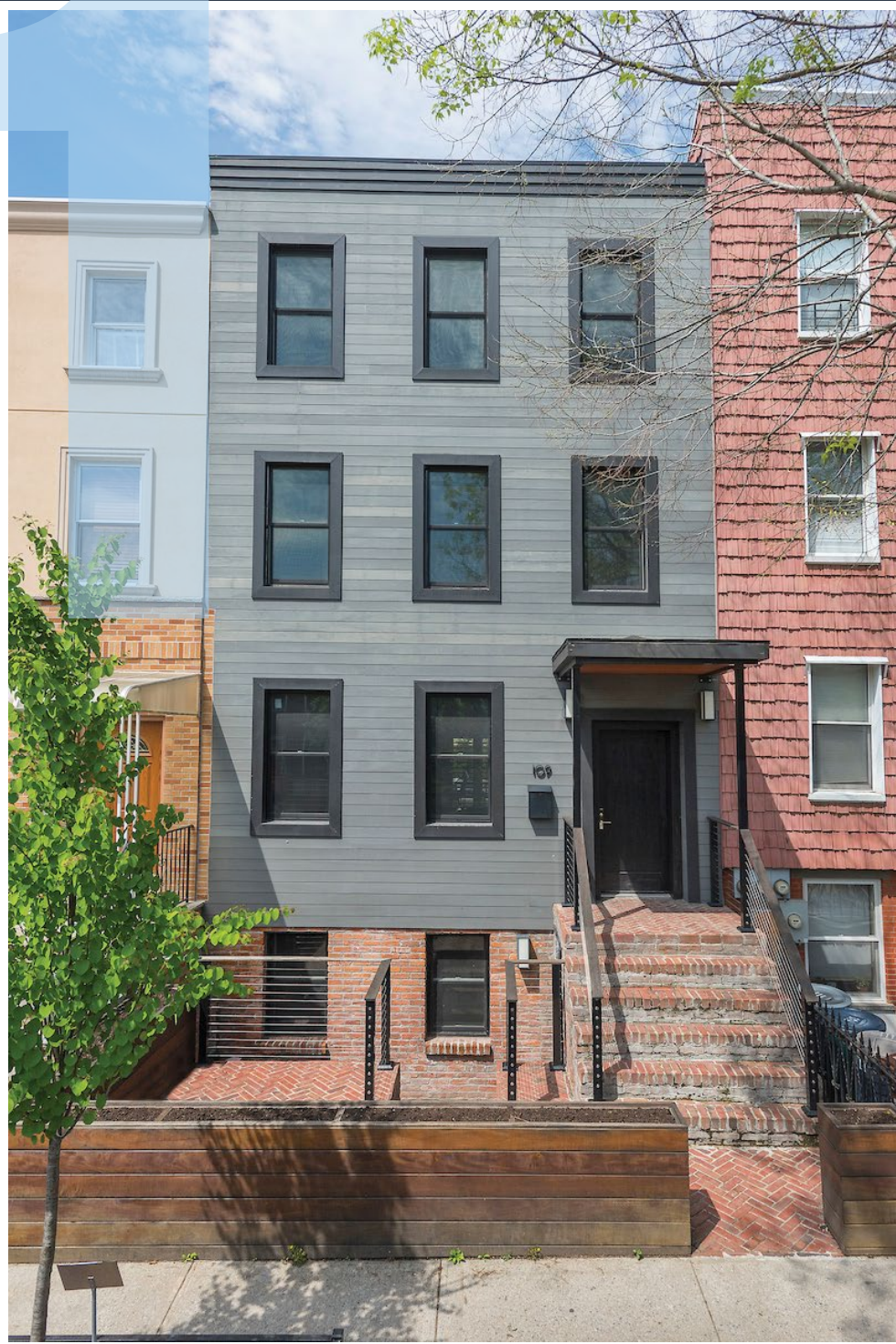




WILLIAM-GREEN
REAL ESTATE



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109 Oak Street
Brooklyn, N.Y. 11222

A rare modern townhouse in a quiet location.

This newly constructed three thousand one hundred square foot four-floor private residence presents a unique opportunity to live in a private home in one of the most beautiful and quiet blocks in Greenpoint. Located along Oak Street, one of Greenpoint's most desired tree-lined blocks-this meticulously designed modern and stylish home features three bedrooms, three full bathrooms, a powder room, an indoor gym, home office, abundant storage with a private deck and backyard. Set in the midst of the neighborhood's best shops, restaurants, bars, parks and playgrounds. You really can have it all.

PRICE: \$3,500,000



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Enter through the over-sized front door to discover the living-and-dining space, as well as a powder room. The kitchen is a chef's dream! Spacious and open with the finest Sub-Zero built-in fridge, A wolf gas cook range, custom cabinetry, dish washer, solid slab backslash and quartz counter top. Dine or lounge in the sprawling yet relaxed living space. A wall of sun-flooded north-facing windows and sliding door opens out to the private deck and private backyard. This level is perfect for entertaining.

Extending from the custom made kitchen is a gorgeous terrace and an additional one thousand two hundred square feet of a tranquil garden space featuring an evergreen bamboo hedge in IPE planters with its own irrigation system. Making this backyard the perfect private outdoor getaway.



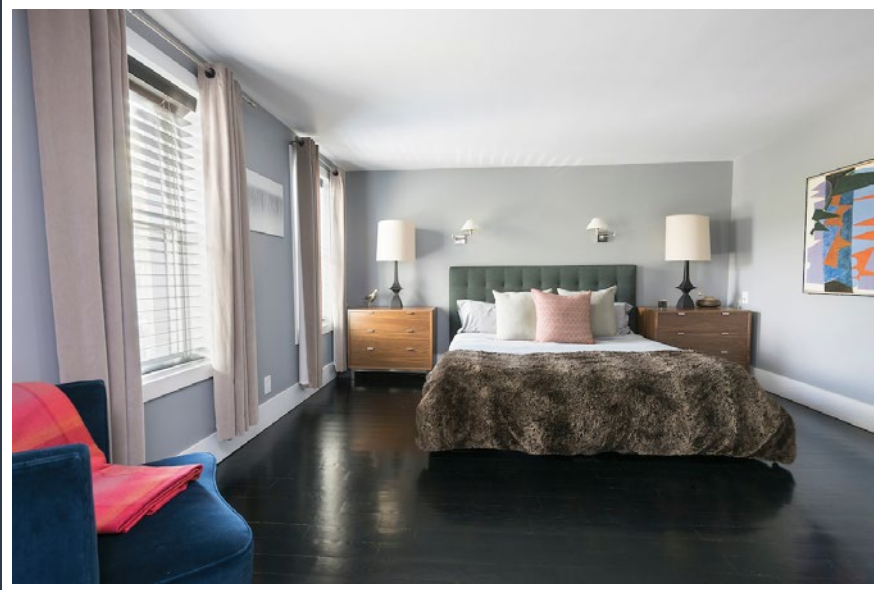
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There's an emphasis on quality and distinctive design at 109 Oak street. The custom made oak stair lead to the second floor which is comprised entirely of the beautiful south-facing master bedroom which includes an en suite marble bathroom with Waterworks and Kohler fixtures and Restoration Hardware vanities. A freestanding soaking tub and spacious walk-in closet that includes built-in storage units. Every fixture in this home has been curated to create continuity, balance, comfort and appeal.

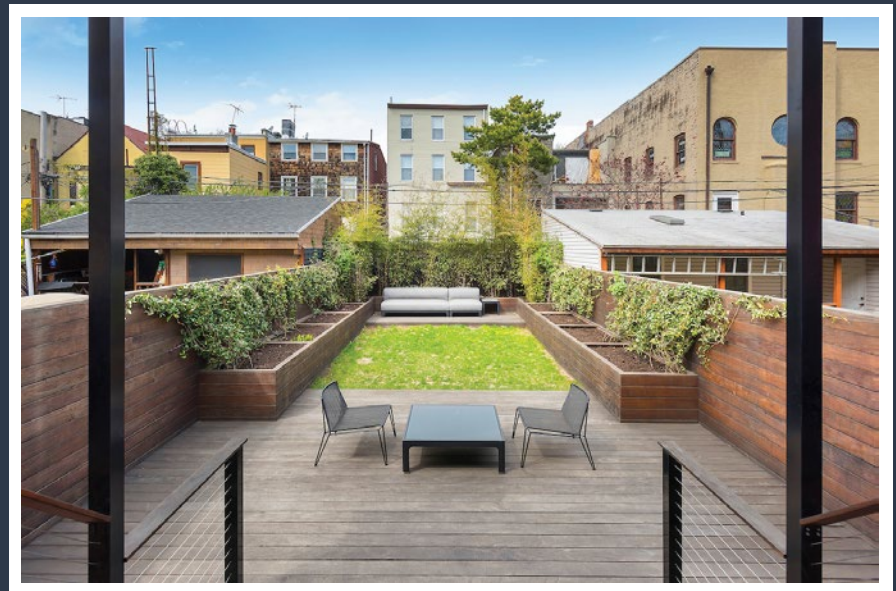
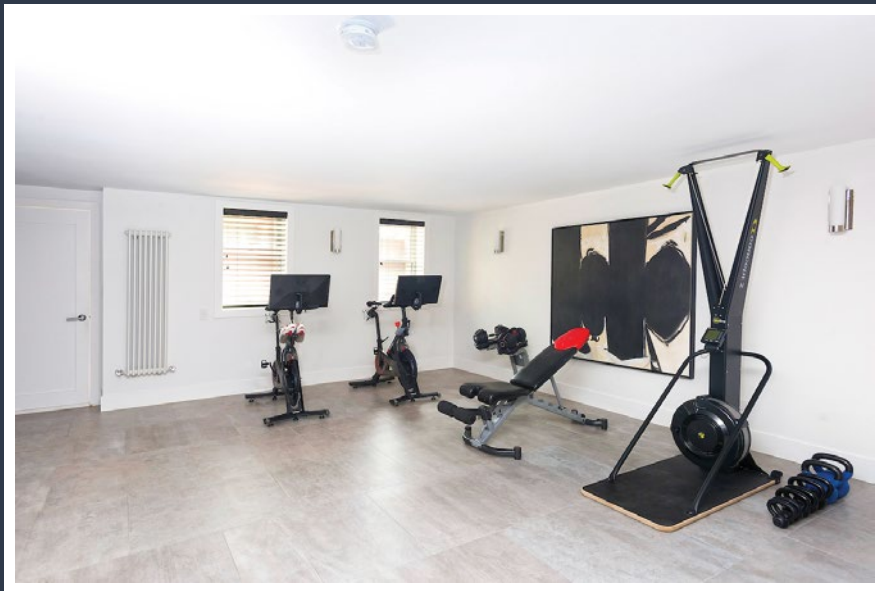
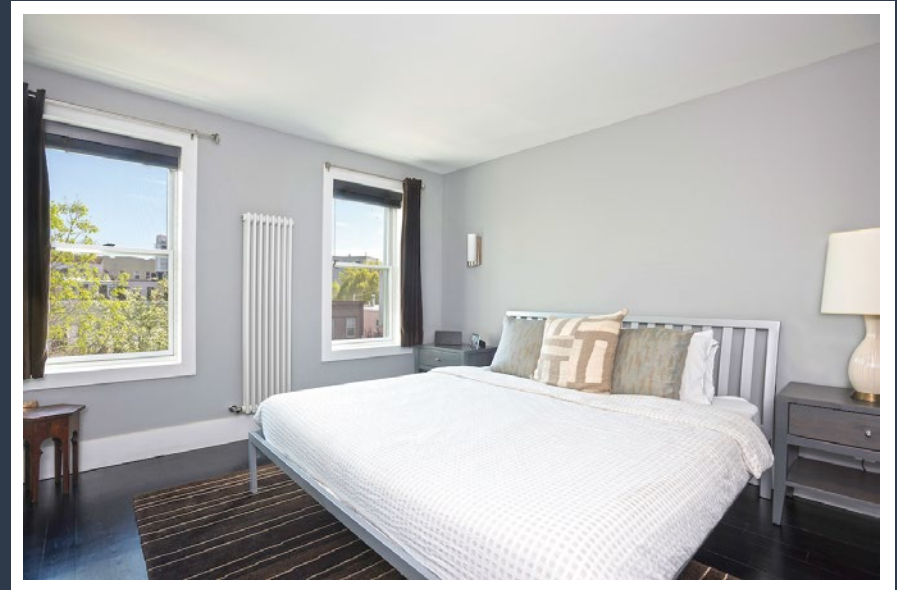
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On the top floor there are two bright and conveniently located bedrooms that share a bathroom and an office space.

In the basement you will find an impeccable gym, with a door leading to the backyard. A full bathroom, Laundry area with closets and generous storage space. Designed for comfort and convenience this property establishes new standard for refined living in Brooklyn's most exciting neighborhood.



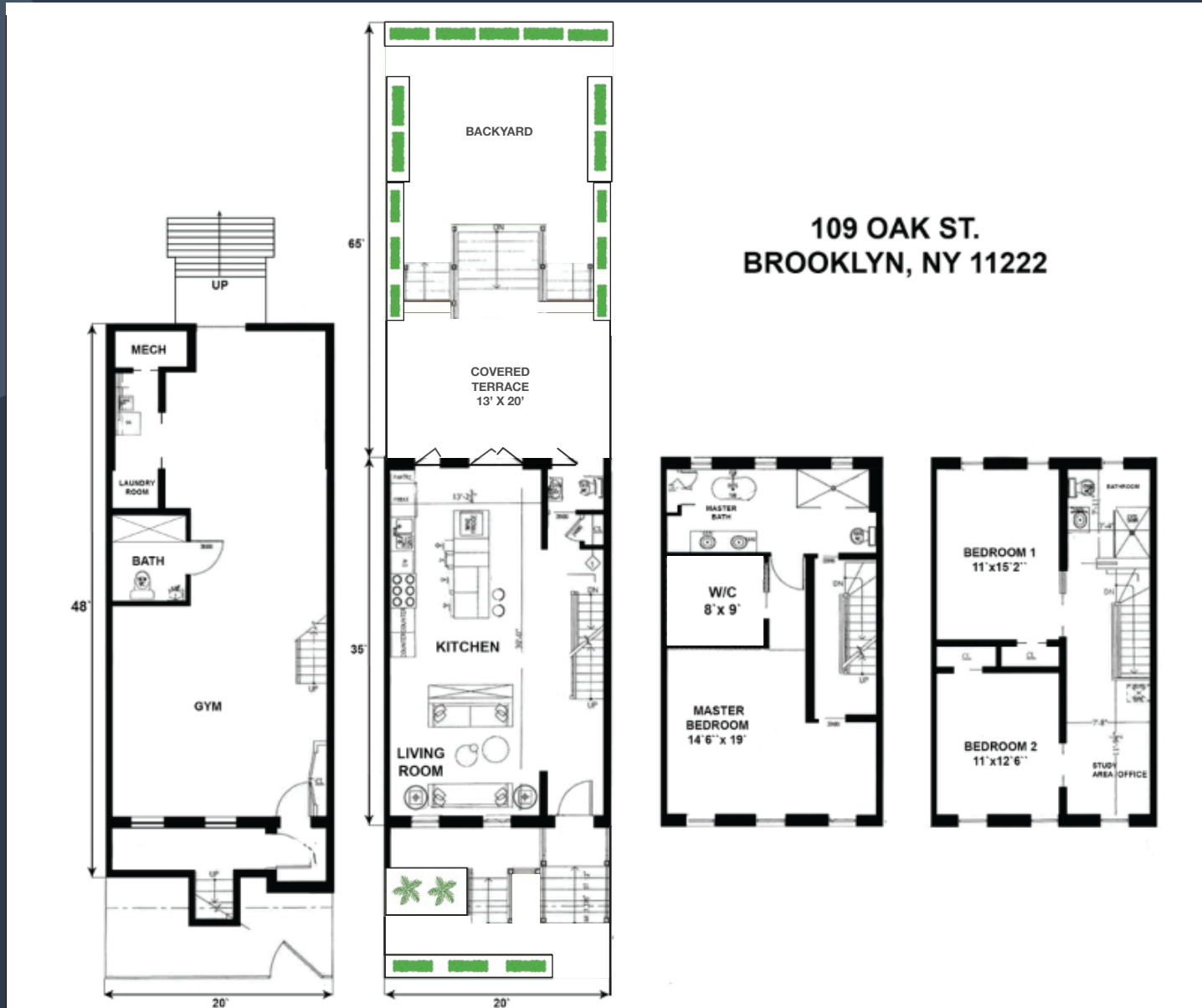
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PROPERTY SUMMARY

Lot size: 20x100
Total SF: 3,100
Total bedrooms: 3
Total bathrooms: 3.5
total rooms: 10
Annual taxes: \$5,213

PRICE: \$3,500,000



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