



207 Park Place, Unit 4E

Prospect Heights

3 BD 1.5 BA 1500 SF \$1,775,000

About 4E

- Maintenance: \$1105, includes heat, water, taxes, general building maintenance
- Renovated kitchen with stainless steel appliances
- Immaculately preserved millwork framing all the windows and doors
- Exquisite pocket doors
- Priceless built-ins
- One wood burning fireplace and one decorative fireplace
- 9.5'ceilings
- In-unit washer/dryer
- Additional storage and bike storage in the basement
- Cable/Internet provider: Optimum

About the Building

- # of Units: 10 (9 owner occupied, 1 sponsor-owned rental)
- Minimum down payment: 20%
- Reserves: approx \$90k
- Current capital improvements/assessments: none
- Planned capital improvements: replacement of boiler, sewer line, roof, sprucing up of common areas including replacement of 4 windows
- Mortgage: none currently, loan application in progress to fund planned capital improvements.
- Flip tax: 0.75% of sale price, payable by seller
- Amenities: common garden
- Pied-a-tierres not allowed
- Sublet policy: allowed, after first 2 years of ownership, min term 2 months, max term 3 years. Subject to House Rules and Board approval.
- Pet policy: allowed



Rezwan Sharif

Lic. R.E. Salesperson
M: 917.434.1920
rezwan@compass.com

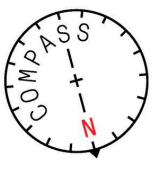
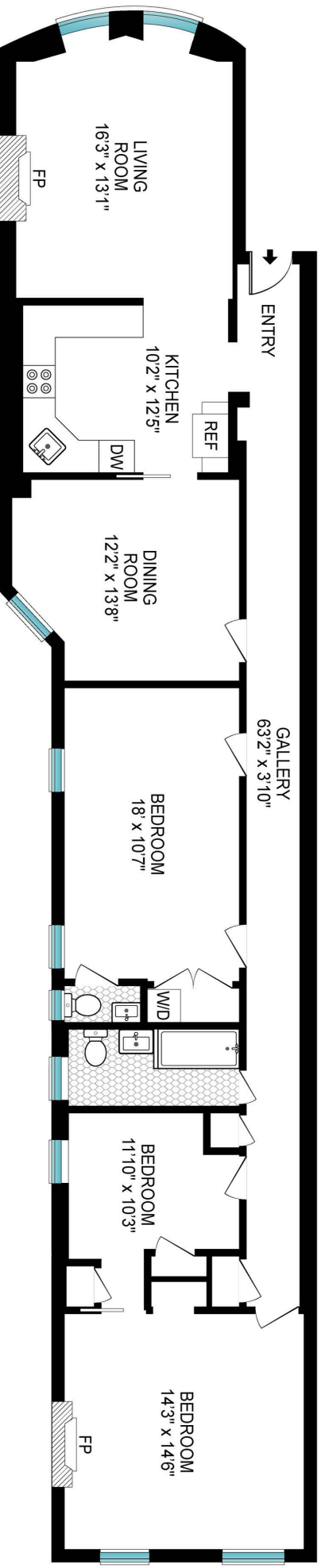


Helen Chee


Lic. Assoc. R.E. Broker
M: 347.733.5801
helen@compass.com

the
SBN
team

207 PARK PLACE, APT 4E, BROOKLYN



INT: 1518 ft²
CEILING HEIGHT: 9'10"

 Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to accuracy or any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed.