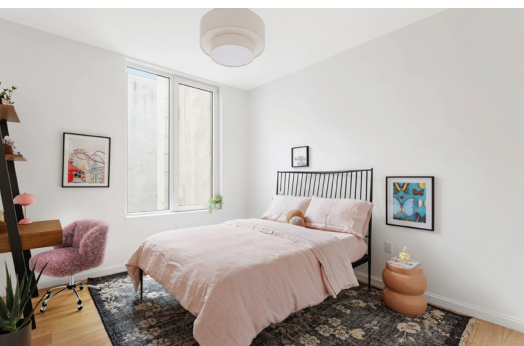


462st marks

A V E N U E





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The newest boutique elevator condominium at the crossroads of Prospect Heights & Crown Heights perfectly integrates a timeless design with every modern convenience you have been looking for, but until now has been just out of reach. 462 St. Marks Avenue is an intimate collection of just 19 residences including 1, 2 & 3 bedroom homes, almost all with private outdoor space. The building features indoor parking spaces for sale (85K each), a common roof deck, a resident lounge and workspace, a fitness center, and every single unit comes with a storage unit in the basement. Just a few blocks away you can enjoy glorious Prospect Park, the Brooklyn Museum, the Brooklyn Botanic Gardens, and incredible restaurants and amenities in every direction, including the world-famous dining on Vanderbilt Avenue.

Truly distinguished on the outside by its corner location and a stunning facade rendered in white Danish-modern brick, accompanied by stylish bronze frames surrounding oversized windows, designed by IMC Architecture. This rich design tradition resonates throughout the interiors as well through a carefully curated array of natural stones, custom millwork, professional appliances, and jewel-like hardware, created by Studio SC. These are condos that must be seen in person to appreciate the attention to every detail employed throughout.

Soaring 10' minimum ceiling heights and oversized windows are the defining characteristics of these light-filled homes. The corner orientation assures that almost every unit has multiple exposures, and this is most evident in the open plan living and dining rooms. Kitchens have been carefully crafted to include maximum storage and pantry space within custom floor-to-ceiling oak and lacquer cabinetry, paneled appliances including a Fisher-Paykel fridge, Beko Dishwasher, a Bosch gas cooktop & convection oven, and striking terracotta backsplashes and natural quartz countertops. These do not live like your average cookie-cutter apartments. Primary bathrooms are awash in Calacatta Gold marble mosaics with glass-enclosed walk-in showers that include custom storage niches and are complemented by large vanities and oversized decorative mirrors. The secondary baths are equally impressive with handmade terracotta tiles, great lighting, and oversized niches in the tub areas. Oil-rubbed bronze fixtures add a handcrafted touch to the timeless elegance seen throughout these wonderful spaces.

The same impressive, lush and modern aesthetic employed throughout the apartments also welcome you home every day into an impressive double-height lobby with Terrazzo floors, built-in seating, and a large package room. The Resident Lounge on this floor offers wonderful light through its corner location and includes comfortable modern furnishings, custom millwork, and large tables for working from home. Head downstairs into the wonderfully appointed fitness center that feels like a professional gym. A storage room for every unit is also located in the cellar for easy access. A common roof deck offers plantings, furniture, and an outdoor kitchen with a panoramic view of the Brooklyn skyline.

No more than four apartments per floor ensure sizable living and sleeping spaces with room to entertain, work from home, and enjoy privacy without sacrificing your proximity to public transportation and the best amenities for which Brooklyn has become so beloved. Enjoy the convenience of the 2/3/4 express subways at Eastern Parkway/Brooklyn Museum, the S train right outside your door, and the A/C at Franklin Avenue.



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