

September 30, 2014

ModernNYC.Weekly Featured Listing – 459 Carroll Street, 1



\$4,395,000

Formerly an Ink & Brush factory circa 1888, the residence located at 459 Carroll Street is an innovative industrial space reimagined as a cutting-edge functional home. This prime Gowanus locale has seamlessly made the transition from its original workingman's roots into two distinct condominium residences. The 25-foot by 100-foot property sits on Gowanus' most significant block and was developed by its two current residents and completed in 2006. The entire building was stripped to its core and then completely rebuilt including all systems and mechanical. The lower two floors were crafted into an approximately 3,300-square-foot multi-level modernist home. The voluminous living floor is accentuated by its high ceilings, six skylights and sculptural metal and wood staircase; this floor also contains a gallery/office/guest suite space. The upper level has three bedrooms and is the egress to a remarkable 900-square-foot private outdoor space. Additionally, there is an approximately 1,200-square-foot cellar area with 10-foot ceilings that is a fully built-out artist studio. Please note: the common charges for this home are yet to be determined.