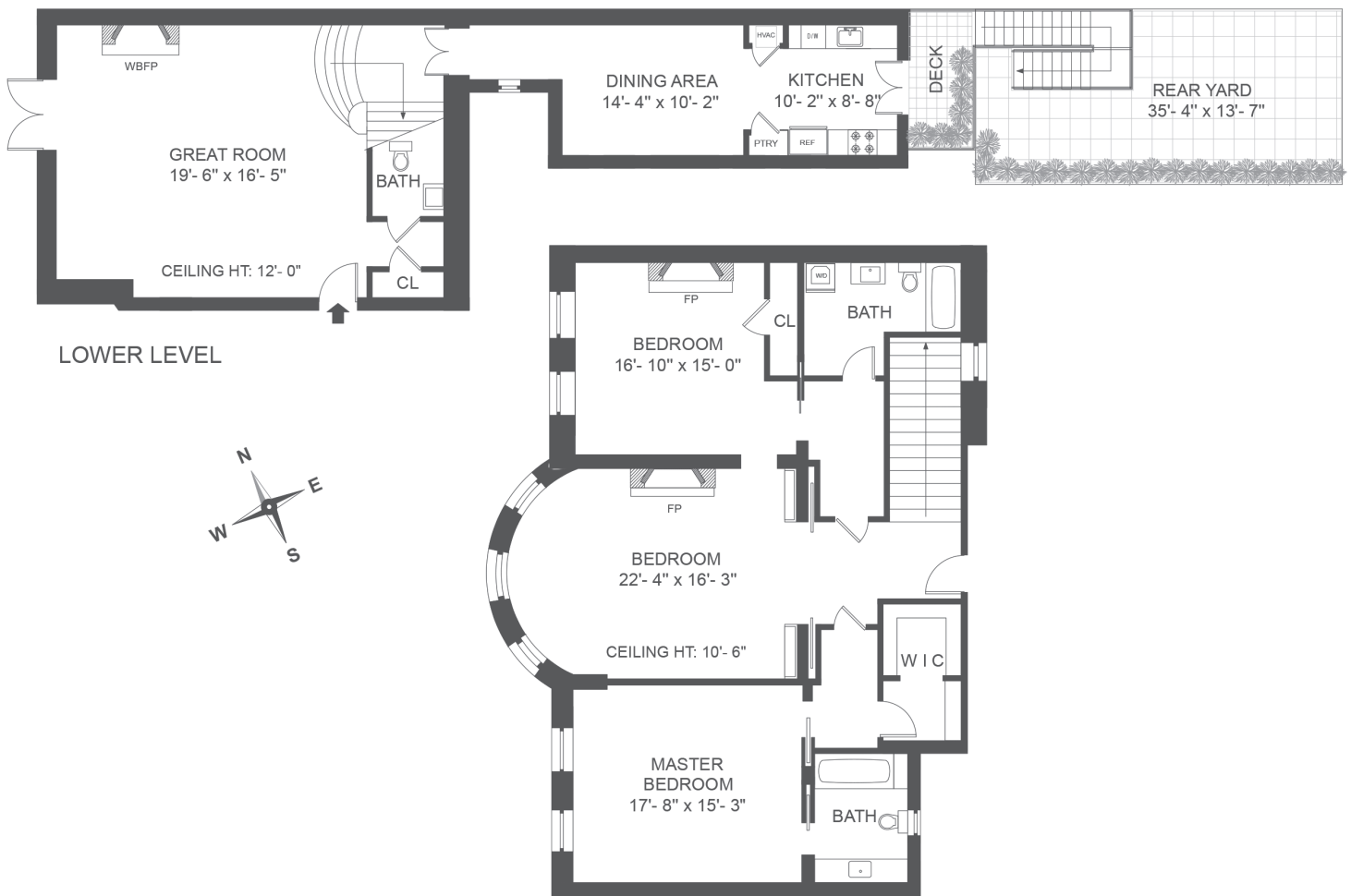


# 105 8TH AVENUE: APARTMENT 1

The Tracy Mansion, a beloved Park Slope landmark with a dignified Neo-Classical façade of marble has been reborn as seven exquisitely crafted condominium residences. The dignified symmetrical façade greets you with rich stone detailing, a curved central bay with Corinthian columns, huge windows and an arched stone doorway of bronze and glass lead you to marble paneled entry foyer. Unit 1 is an exceptionally grand 3 bed, 2.5 bath duplex residence that seamlessly blends pre-war grandeur with superb modern craftsmanship to create a home which is warm, impeccably designed, and eminently livable. Enter into this duplex home to find a great room with a 12' ceiling, a massive 8' high marble wood burning fireplace, painstakingly restored wood paneling, and a sweeping staircase, featured in Boardwalk Empire, with 11' high stained glass window, which ascends up to the bedrooms. Walk through original stained glass doors to a formal dining room and the impeccably appointed kitchen with custom maple cabinets, quartz counters, and appliances by Subzero, Wolf, and Bosch. Beyond the kitchen is your private 432 square foot backyard. Above the first floor is the bedroom level which has 10'6" ceilings, three very large bedrooms including the stunning master suite with large walk-in closet, and gorgeously appointed master bath with original tiles, and 6' Whirlpool soaking tub. One of the bedrooms also spans the entire width of the central bay. The guest bath is tiled in Bianco Dolomite and has brushed nickel fixtures. This home has meticulously restored original floors, central air and heat, and a washer and dryer. It is a residence of truly rare pedigree and offers a superb alternative to purchasing an entire townhome in one of NYC's most coveted neighborhoods.



UPPER LEVEL

FLOOR PLAN

All measurements are approximate.

## RESIDENCE FEATURES

- 3 Bedroom, 2.5 Bath, 2,670 SF, Duplex with 432 SF Garden/Deck
- 12' LR Ceiling & 10.6 BR Ceilings with Original Hardwood Floors Meticulously Restored
- Original Wood Paneling Meticulously Restored
- Original Grand Staircase Featured in Boardwalk Empire with 11' High Stained Glass Window
- Original Stained Glass Doors Leading to Dining Room
- WBFCP with Original 8' High Marble Mantle
- Central Air

## KITCHEN

- Maple Wood Cabinets with Quartz Taj Mahal Counter Top
- Franke Orca Stainless Sink with Franke Satin Nickel Faucet
- 36" Sub-Zero Stainless Refrigerator
- 30" Wolf Stainless Stove
- 30" Bosch Stainless Pull Out Range Hood
- 24" Bosch Stainless Dishwasher
- 30" Sharp Microwave Drawer Oven

## LAUNDRY

- Electrolux Front Load Steam Washer
- Electrolux Front Load Steam Gas Dryer

## MASTER BATH

- Original Tile Master Bath with Mosaic Border & Stained Glass Window
- White Maple Wood Vanity with Quartz Counter & White Undermount Sink
- Rjuvination White Wood Medicine Cabinet
- Kohler 6' Bubble Jet Whirlpool
- Toto Toilet
- Grohe Geneva Brushed Nickel Fixtures

## GUEST BATH

- Bianco Dolomite Select Marble Subway Tiles with Green Glass Pencil Accents
- Green Glass Vanity Top with Integrated Sink
- Roburn Medicine Cabinet
- Kohler Devonshire Brushed Nickel Fixtures