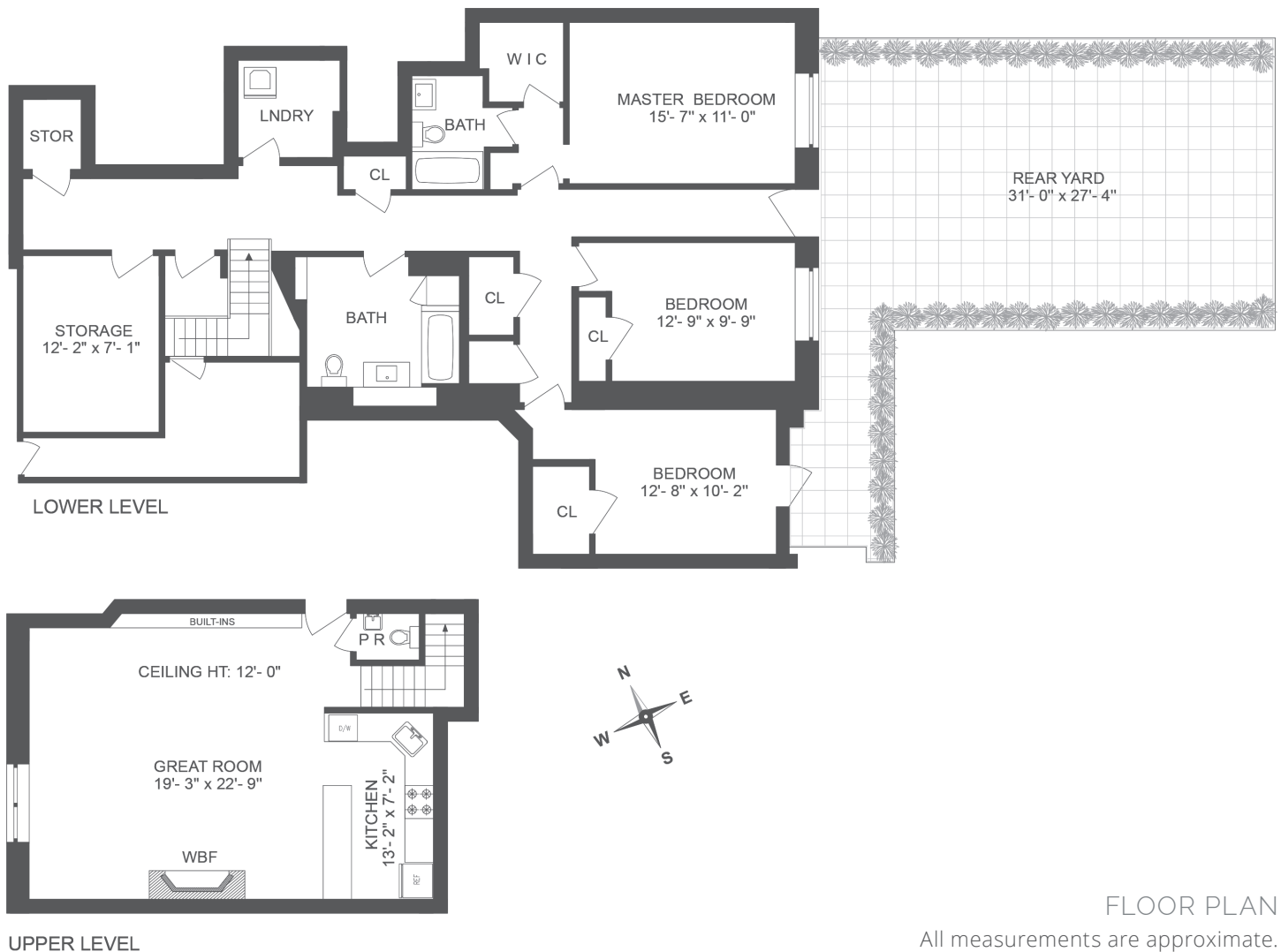


105 8TH AVENUE: APARTMENT 2

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 2 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 11'6" ceilings, an original marble & wood mantle with wood burning fireplace, original wainscott, and original floors. The great room also contains the impeccably appointed kitchen with custom maple cabinets, quartz counters, and appliances by Subzero, Wolf, and Bosch. Below the great room, this residence occupies most of the garden level of the Tracy Mansion, three very large bedrooms including the stunning master suite with a walk-in closet, and gorgeously appointed Travertino marble master bath with 6' Whirlpool soaking tub. The secondary bath is tiled in Bianco Dolomite and has brushed nickel fixtures. Off the garden floor, this unit accesses its private and 786 square foot yard. This home has meticulously restored original floors on the upper level and 5" white oak in the garden level, central air and heat, and a washer and dryer. It is a residence of rare pedigree and offers a super alternative to purchasing an entire townhome in one of NYC's most coveted neighborhoods.



RESIDENCE FEATURES

- 3 Bedroom, 2.5 Bath, 2,373 SF, Duplex with 786 SF Garden
- 11.6' LR Ceiling, with Painted Wood Wainscot & Original Hardwood Floors Meticulously Restored
- WBFP w Original Marble Mantel
- Central Air

KITCHEN

- White Maple Wood Cabinets with Quartz Composite Hazelnut Counter Top Made in Spain
- 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
- 24" Sharp Microwave Drawer Oven

LAUNDRY

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

MASTER BATH

- Travertino Marble Bath with Dark Emperador Accents
- Linea Maroon Maple Wood Vanity with Chocolate Truffle Marble Top & White Vessel Sink
- Linea Maroon Maple Wood Matching 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
- White Maple Wood Vanity with Green Glass Top with Integrated Sink
- Roburn Medicine Cabinet
- Kohler Devonshire Brushed Nickel Fixtures