

# 105 8TH AVENUE: APARTMENT 4

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 4 is an exceptionally grand 50' wide 3 bed, 2 bath simplex residence that seamlessly blends prewar grandeur with superb modern craftsmanship to create a home which is warm, impeccably designed, and eminently livable. Enter into the huge 30' Great Room with 10" ceilings, an original mantle with wood burning fireplace, original wainscoting, and original meticulously restored floors. The great room also contains the impeccably appointed kitchen with custom cabinetry, quartz counters, and appliances by Subzero, Wolf, and Bosch. Off the great room is a sunny private balcony overlooking the rear gardens, and one of the guest bedrooms has French doors leading onto it. All three bedrooms are ample with excellent light including the gorgeous master suite with Travertino marble master bath with 6' Whirlpool soaking tub. The secondary bathroom has Bianco Dolomite tiling and brushed nickel fixtures. This home has both original floors in the great room and 5" white oak floors elsewhere, central air and heat, and a washer and dryer. This home offers rare pedigree in one of NYC's most coveted neighborhoods.



FLOOR PLAN  
All measurements are approximate.

## RESIDENCE FEATURES

- 3 Bedroom, 2 Bath, 1,378 SF, Simplex with 40 SF Balcony
- 10' LR Ceiling with Painted Wood Wainscot & Original Hardwood Floors Meticulously Restored
- WBFPC with Original Mantel
- Central Air

### KITCHEN

- White Maple Wood Cabinets, 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
- 30" 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  
Chocolate Truffle 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