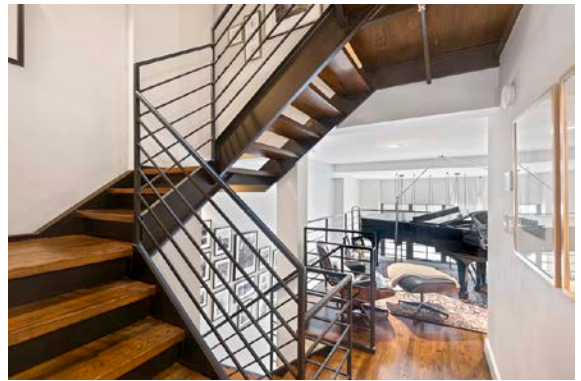




New Construction! Elevator Townhouse with Condo Amenities and Private Garden in the Heart of Dumbo

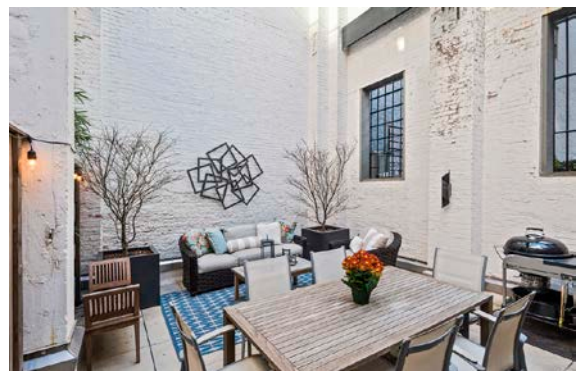
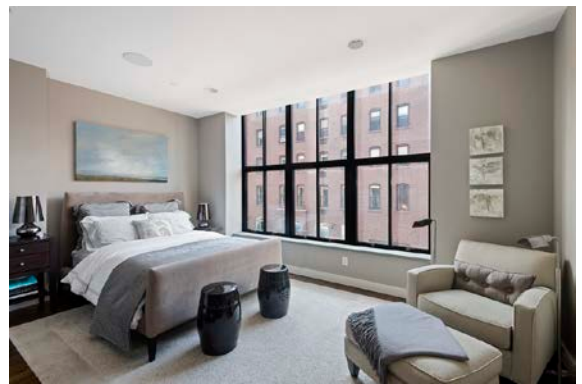
41 Bridge Street
Between Plymouth Street and Water Street





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DESCRIPTION

Steps from the Manhattan Bridge along the cobblestone streets of Dumbo lies 41 Bridge Street. A mix of industrial materials from an old soap factory and chic, loft-like style, this 4-story elevator townhouse is an elegant residence for those who want luxury condo amenities combined with the privacy of owning their own home.

Upon entering, you are greeted with bright, sun-soaked rooms, clean lines, and a welcoming layout. The parlour floor boasts a double-height ceiling with custom shelving running the length of one wall. Its grandeur is perfect for book lovers and collectors alike. The open configuration of the living and dining area is perfect for entertaining, and guests will be impressed by the chef's kitchen complete with sleek cabinetry and top-of-the-line appliances. A second floor loft overlooks the living room gallery and serves as a gracious sitting area, music room, and den. The top two floors are also flooded with light. A private elevator accesses every level of the townhouse, and there is a state-of-the-art home automation system that manages all interior lighting, shades, HVAC, security cameras, and a built-in sound system with the touch of an iPad.

Another outstanding feature of this townhouse is access to multiple outdoor spaces. The parlour floor flows out to a private, extra-large garden nestled in the rear courtyard. There is also a glorious private roof deck with a view of the Empire State Building. As the townhouse adjoins the Kirkman Lofts condos, there are several luxurious amenities townhouse owners can take advantage of including a fitness center, virtual doorman, package room, storage locker, bike room, and two more rooftop terraces boasting fantastic views.

LAYOUT

Parlour Floor:

Approaching from Bridge Street, you are greeted with a wall of windows and a private entrance that leads directly into the grand living room. The parlour floor's open floorplan and double-height ceiling flow harmoniously to create a welcoming and sophisticated space for formal and casual gatherings alike. The stylish kitchen also has an informal dining space overlooking the rear patio, and features Poliform cabinetry, Sub-Zero refrigerator, a Bertazzoni gas range, as well as built-in Miele appliances including an

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electric oven, microwave, dishwasher and deluxe coffee maker. A powder room and laundry room with a stackable Frigidaire washer/dryer complete this floor.

Second Floor:

Ascend the stairs to the second floor loft. This floor has been transformed into a comfortable retreat complete with custom shelving and extra closet space. Sunlight pours in from the front windows and it is perfect for a home office, den, or family room.

Third Floor:

Take the elevator to the third floor contains a floor-through Master Suite. The front bedroom is spacious, yet intimate. It features another wonderful wall of windows, as well as his and hers California Closets. The master bathroom is well-appointed with radiant floor heating, a double vanity, and sizeable multi-head steam shower.

Fourth Floor:

Additional bedrooms with California Closets are on this floor, as well as a full bathroom with beautiful glass tile. There is a front bedroom with two rows of windows allowing in ample light, and a study/guest bedroom featuring a lovely skylight.

Roof Deck:

The townhouse has a private roof deck with ample room for a garden and separate patio space. It also has access to two adjacent decks that are part of the Kirkman Lofts common area, thereby expanding the outdoor areas to span the entire building roof.

Condo Amenities:

In addition to extra outdoor space, the townhouse has full access to Kirkman Lofts' amenities including a virtual video doorperson, fitness center, Fresh Direct delivery suite with refrigeration and freezer space, package room, complimentary storage locker, and a bike room.



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ESTIMATED EXPENSES

Real Estate Taxes (2016-17)	\$13,709
Condo Common Charges	\$22,791.12
Electric	\$5,089
Insurance	\$ 10,194
Total	\$51,783.12

ADDITIONAL INFORMATION

Bedrooms	3
Bathrooms	2.5
Garden	Yes
Approximate Square Footage	2,700

Price: \$3,995,000

Buyers Call: Cathy Connolly, Lead Buyer Specialist – (212) 769-2900, ext. 219

Lauren Cotten, Buyer Specialist – (212) 769-2900, ext. 214

Brokers Call: Our Sales Team – (212) 769-2900

Dexter Guerrieri, President – (212) 769-2900, ext. 211