



Handsome Historic Heights Mansion
25' Brimming with Light
plus Double-Wide Garden
222 Henry Street, near Remsen Street





Handsome Historic Heights Mansion
25' Brimming with Light
plus Double-Wide Garden
222 Henry Street, near Remsen Street





Handsome Historic Heights Mansion
25' Brimming with Light
plus Double-Wide Garden
222 Henry Street, near Remsen Street

DESCRIPTION

Built at the top of “the Heights” in 1851 by a shipping magnate, this extraordinary five-story townhouse offers a once-in-a-lifetime opportunity for a discerning buyer.

One of its most remarkable features is the lush, private 50-foot, double-wide garden, which was annexed from an adjacent property over a century ago. Surrounded by neighboring gardens, it is a serene, bird-friendly sanctuary, reminiscent of the intimate yards behind Mediterranean villas. This rare space offers unparalleled multi-level outdoor living, with entrances from two levels, perfect for a secret garden, grilling, and a children’s playhouse.

This home enjoys an unobstructed sightline down historic Hunt’s Lane, where the sun rises over picturesque carriage houses, filling every floor with morning sunlight. Inside, the garden level boasts raised 9.5-foot ceilings, creating a sense of light and volume that is unmatched. Rare side windows enhance the brightness, and experts have suggested the possibility of enlarging these windows or adding new ones. On the parlour level, a hidden treasure awaits: an oval 3’ x 5’ floral plaster medallion, intact above a false ceiling, offering a stunning remnant of the home’s historic grandeur.

Located just two blocks from Saint Ann’s School, Packer Collegiate, and Grace Church School, the townhouse offers an ideal blend of urban accessibility and private tranquility. Convenient access to subway hubs for the 2, 3, 4, 5, F, and R trains ensures seamless commuting, while the nearby semi-weekly farmer’s market provides fresh apples, flowers, vegetables, and fish. The property’s unique charm extends to its role in the community, famously known as the “Apple House” for its tradition of giving away hundreds of farmer’s market apples to trick-or-treaters during Halloween.

This property offers tremendous versatility. Restore the townhouse to its original grandeur as a single-family mansion, following the trend of celebrity-infused Brooklyn Heights, or take advantage of detailed architectural plans to create a luxurious 4-bedroom, 4-bath owner’s triplex while collecting top-of-the-market rental income from three upper floors. (Private stairs between the garden and parlour levels accommodate such a layout). A third alternative is to retain its current layout of five luxury, free-market,



VANDENBERG -The Townhouse Experts • LICENSED REAL ESTATE BROKER

251 WEST 72nd STREET • UNIT 2F • NY, NY 10023 • Phone 212.769.9600 • TownhouseExperts.com

© 2025 The Townhouse Experts, LLC. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect, or zoning expert. Equal Housing Opportunity.



Handsome Historic Heights Mansion
25' Brimming with Light
plus Double-Wide Garden
222 Henry Street, near Remsen Street

two-bedroom, two-bath, floor-through apartments. Or convert easily to luxury condos. All are in excellent condition with huge windows and tall ceilings. The last lease expires on 10/31/2025, making this a flexible and profitable investment.

The New York Times featured interior details of this historic mansion in an article called "[Charmed Obsolence](#)." This is a rare opportunity to own a piece of Brooklyn Heights history, combining historic charm, modern versatility, and unmatched outdoor space.



Handsome Historic Heights Mansion
25' Brimming with Light
plus Double-Wide Garden
222 Henry Street, near Remsen Street

Rental Income Details for Current Configuration

Five thoughtfully renovated, fair-market, luxury rental units (each 2 BR, 2 BA):

Garden:	\$5,600/month (lease through 8/31/2025)
Apt 1:	\$5,200/month (lease through 4/30/2025)
Apt 2:	\$4,650/month (lease through 3/31/2025)
Apt 3:	\$5,600/month (lease through 10/31/2025)
Apt 4:	\$5,665/month (lease through 6/30/2025)

Monthly Total: \$26,715

Annual Total: \$320,580

Nearby Recent Townhouse Comps in Brooklyn Heights

Prior to Full Renovations:

257 Henry St.	\$8.15M
5 Monroe Place	\$8.0M
150 Henry St.	\$7.625M
109 Willow Pl.	\$7.050M

Renovated Mansions:

8 Montague Terrace	\$25.5M
1 Sidney Place	\$22.1M
88 Remsen St.	\$18.3M



Handsome Historic Heights Mansion
25' Brimming with Light
plus Double-Wide Garden
222 Henry Street, near Remsen Street

ESTIMATED EXPENSES

Real Estate Taxes	\$65,910
Insurance	\$9,500
Gas & Electric	\$13,100
Water & Sewer	\$3,500
Total	\$92,010

ADDITIONAL INFORMATION

Year Built	1851 est.
Zoning	R6
Approx. Square Footage:	5,625

Price: \$ 7,495,000

Contact:

The Vandenberg Team

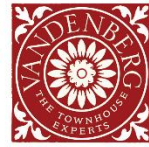
Inquiries@TownhouseExperts.com

(212)769-9600



Handsome Historic Heights Mansion
 25' Brimming with Light
 plus Double-Wide Garden
 222 Henry Street, near Remsen Street

VANDBERG, INC
 The Townhouse Experts™
 212 769 9600



222 Henry Street
 Approx. 5,625 Above Grade Sq. Ft.
 Approx. 6,750 Total Sq. Ft.



VANDBERG - The Townhouse Experts® - LICENSED REAL ESTATE BROKER
 251 WEST 72ND STREET • UNIT 2F • NY, NY 10023 • Phone 212.769.9600 • TownhouseExperts.com
 © 2025 The Townhouse Experts, LLC. All material presented herein is intended for information purposes only. While this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.

VANDBERG - The Townhouse Experts • LICENSED REAL ESTATE BROKER
 251 WEST 72ND STREET • UNIT 2F • NY, NY 10023 • Phone 212.769.9600 • TownhouseExperts.com
 © 2025 The Townhouse Experts, LLC. All material presented herein is intended for information purposes only. While this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect, or zoning expert. Equal Housing Opportunity.