

Overview

Introducing Boerum Place, home to twenty-one understated yet highly considered residences, ranging from two to five bedrooms in the heart of storybook Cobble Hill. Designed comprehensively by Brent Buck Architects and Brook Landscape.

- 6 stories
- 21 condominium residences
- 14 unique unit types
- 2 to 5-bedrooms
- Over 11,000 SF of amenity space

Amenities

Foundation

- |                         |                            |
|-------------------------|----------------------------|
| • Wellness Suite        | • Fitness Suite            |
| Viewing Garden          | Viewing Garden             |
| Wellness Lounge         | Weight & Cardio Equipment  |
| Treatment Room          | Boxing Studio              |
| Red Light Therapy Room  | • Movement Studio          |
| Infrared Sauna          | Viewing Garden             |
| Dry Sauna               | • Children's Play Room     |
| Steam Room              | Viewing Garden             |
| Cold Plunge Pool        | Theater Stage              |
| Showers                 | Kitchenette                |
| Changing Room & Lockers | • Courtyard Reading Lounge |

Level One

- |                              |  |
|------------------------------|--|
| • Lobby                      | • Listening Lounge                     |
| • Lobby Lounge & Terrace     | Multi-functional Lounge with Fireplace |
| • Library & Co-working Suite | Dining area with wet bar               |
| Coffee Bar                   | Catering Kitchen                       |

Building Services

- Part-time attended lobby & Carson Virtual Doorman
- Porter and handyman services
- Phone, internet, cable pre-wired for Verizon FiOS & Spectrum
- WiFi in amenity spaces

Additional Amenities

- Dedicated Mail Room
- Secure Package Room
- Cold Storage
- Dry Cleaning Storage
- Pet Spa
- Parking\*\*
- Private storage\*\*
- Bike storage\*\*

Residences

Types: Residences, Penthouse Residences

- 2 BR, 2 BR+HO, 3 BR, 3 BR+HO, 4 BR, 4 BR+HO and 5 BR Residences
- 9' double in-swing casement windows with low-E coated double glazing
- Oversized sliding doors with low-E coated double glazing
- Ceiling heights from 10'
- 7.5" White Oak Flooring
- LED recessed down-lights
- Junction boxes in bedrooms, living and dining areas
- Ethanol Fireplace with custom honed soap stone surround\*
- High performance, energy-efficient HVAC system with zoned controls
- BOSCH 500 SERIES Front-loading washer and dryer\* (*Two Bedrooms*)
- Laundry Room\* (*Three to Five Bedrooms*)

GE Front-loading Vented Electric washer and dryer (*Three to Five Bedrooms*)

7.5" White Oak Flooring

Ocean White Painted millwork & Wall

Ocean Foam Ceasar Stone countertop

Under-mount stainless steel sink

- Vintage-brass hardware throughout
- Private Terrace, Roof Terrace, Loggia\*
- Water spigot located in private outdoor spaces\*
- Electric BBQ Stations\*



\*\*For Purchase  
\*In Select Residences

Kitchens

- Custom white oak cabinetry with custom vintage brass hardware
- Limewash wall and hood finish
- Honed Paonazzo Caldia marble countertop, backsplash and shelf
- Watermark vintage-brass faucet with separate hand spray
- Under-mount stainless steel sink
- Dedicated outlet for garbage disposal
- LED under-shelf lighting and recessed downlights
- Custom vintage-brass sconces designed by Brent Buck Architects
- Thermador Masterpiece Series Appliances:
  - Custom-paneled refrigerator and freezer
  - Custom-paneled dishwasher
  - Speed oven\* (*Two Bedrooms*)
  - Microwave Drawer\*
  - Full-height wine refrigerator\*
- Aga 36" Induction Range (*Two Bedrooms*)
- Aga 48" Dual Oven Induction Range (*Three to Five Bedrooms*)
- Vented Kitchen Hood
- Custom paneled under-counter XO wine cooler\*
- Wet bars\*
  - Custom cabinetry in Beige painted finish with vintage brass hardware
  - Honed soap stone countertop
  - Custom paneled XO double fridge drawers\*
  - Under-mount stainless steel sink
  - Vintage-brass faucet
  - Custom paneled under-counter XO wine cooler\*
  - Shelving with LED lighting\*
  - Restoration Mirror Backsplash\*

Primary Bathrooms

- Honed Arabescato marble floor tiles & limewash wall finish
- Custom white oak vanity with vintage -brass hardware
- Honed Arabescato marble countertop and backsplash
- Under-mount porcelain sink
- Custom recessed medicine cabinet
- Soaking tub with honed Arabescato marble backsplash\*
- Framed Arabescato marble shower or wet room\*
- Custom vintage-brass light fixtures designed by Brent Buck Architects
- Watermark vintage-brass plumbing fixtures and accessories
- Dual-flush wall mounted toilet
- Radiant heated floors
- Recessed down-lights

Secondary Bathrooms

- Honed Volakas marble floor tile & white painted wall finish
- Custom white oak vanity
- Honed Volakas countertop & backsplash
- Under-mount porcelain sink
- Custom white oak framed recessed medicine cabinet
- Tub with honed Volakas marble deck and skirt & glazed ceramic wall tile
- Custom lighting fixtures designed by Brent Buck Architects
- Watermark vintage brass plumbing fixtures and accessories
- Dual-flush wall mounted toilet
- Recessed down-lights

Powder Rooms

- Honed Breccia Capria marble vanity and backsplash
- 7.5" White Oak Flooring
- Custom frameless mirror
- Custom lighting fixtures designed by Brent Buck Architects
- Watermark vintage-brass plumbing fixtures and accessories
- Custom vintage-brass towel bar
- Dual-flush wall mounted toilet
- Recessed down-lights

Neighborhood

Transportation:

Subway: Access to 2, 3, 4, 5, A, C, F, G, N, R, W Trains

LIRR: Access at Atlantic Terminal

Buses: Access to B57, B61, B63,

Airports: LGA: 9.9 mi (55 min drive), JFK: 16 mi (60 min drive)  
Newark: 15 mi (45 min drive)

Team

Developer	Interior Designer
Avdoo	Brent Buck Architects
Architect	Landscape Designer
Brent Buck Architects	Brook Landscape



The complete offering terms are in an offering plan available from sponsor. File no. CD25-0019. Sponsor: Cobble Hill Owner LLC. 221 West 37th Street, 5th Floor, New York, NY 10018. Plans, dimensions, specifications, and materials may vary due to construction, field conditions, requirements, and availabilities. Sponsor reserves the right to make changes in accordance with the offering plan. Units will not be offered furnished. Though information is believed to be correct, it is presented subject to errors, omissions, changes and withdrawal without notice. Equal Housing Opportunity.