

NEW DEVELOPMENT

CORE Group takes on Clinton Hill

CORE Group Marketing has announced 72 Steuben in Clinton Hill as its second residential project in Brooklyn. This follows the firm's steady sales success at 125 North 10th Street in Williamsburg.

72 Steuben, a boutique condominium in Clinton Hill located off of Myrtle Avenue, is a 10 unit elevator building offering a mix of one and two bedroom residences.

All homes feature bamboo flooring, and some offer home offices, multiple baths, private gardens, and balconies. A fully furnished model home is available for viewing.

Priced perfectly for a first time buyer, 72 Steuben offers one-bedroom homes starting just under \$400,000, with two-bedroom residences just over \$600,000.

Residents will enjoy outdoor common amenities, including a furnished garden as well as a beautiful wrap around roof deck with views of Manhattan.

The Clinton Hill community blends the arts with Brooklyn's rich historic character. Pratt University, the neighbor-



The 10-unit building is being developed by W Developers.

hood's anchor, and the Brooklyn Academy of Music (BAM) are only a short walk from the building. Also within walking distance is Dekalb Avenue, which offers a variety of dining options including Madiba, Chez Oscar and Lulu.

The newly renovated Fort Greene

Park has tennis courts, playgrounds, historic sculptures, as well as special events and the Prison Ship Martyrs Monument which features one of the highest points in the area giving visitors a chance to see magnificent views of Brooklyn and Manhattan skylines.

72 Steuben is being developed by Lakewood, NJ-based developer, W Developers, a leading builder of luxury communities throughout the New York metropolitan area.

CORE's Brooklyn team features Doug Bowen, director of sales and marketing, and Patrice Mack, vice president. Bowen lives in Brooklyn and is board president of the Myrtle Avenue Business Improvement District.

Mack, an award-winning agent who is also from Brooklyn, is a member of the Real Estate Board of New York and is one of the founding members of its Brooklyn Residential Committee.

"72 Steuben is nestled in the center of one of the most up and coming community-based neighborhoods in Brooklyn,"

said Bowen.

"The historic character and artistic culture of Clinton Hill will captivate prospective buyers," noted Mack. "And the price point of these units coupled with the high quality of construction is virtually unheard of in Brooklyn."