



# BRICK UNDERGROUND

*Real Estate. Real Life. Real New York.*

December 19, 2017

## **This Downtown Brooklyn studio has a lot going for it**



Studio apartments with in-unit laundry don't come along every day, so if you're in the market for one, check out this fourth-floor condo at 306 Gold St. in Downtown Brooklyn, listed for \$690,000.

Enter the apartment through a foyer with three closets, including one housing the washer and dryer.



Head left—through the kitchenette—to get to the roomy living space. There, you'll find dark, wide-plank hardwood floors, and large windows, which, unfortunately, only offer views of the brick building across the street.

As it's currently set up, there's room for a seating area with a couch, a coffee table, and a chair, as well as a small, two-seater dining table. There definitely seems to be more room in here, though, should you have more furniture you'd like to bring in. One drawback is that the room lacks overhead lighting, so you'll have to make sure to outfit the place with enough lamps to adequately light the space.



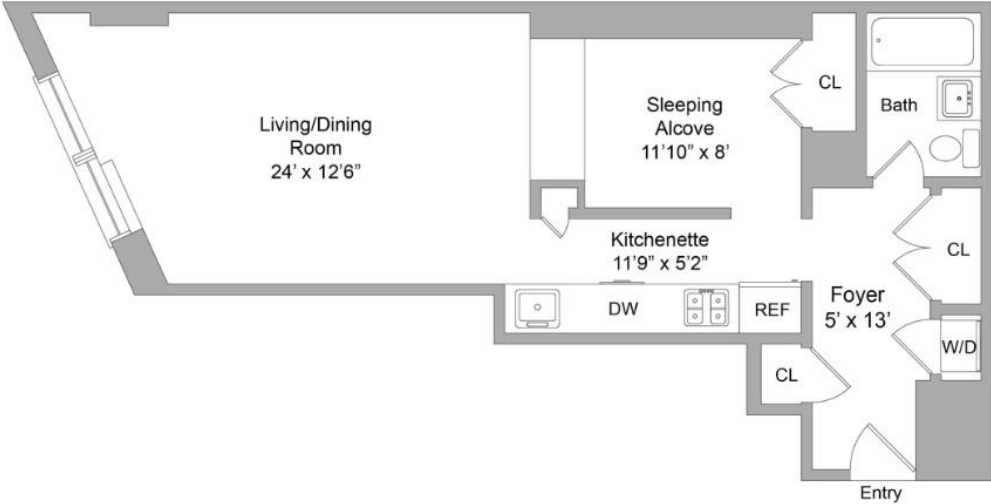
The sleeping alcove is separated from the living space by a low wall and a see-through bookcase, making it feel like its own distinct room. It looks to be a decent size for a single person or a couple, and has a large closet right next to the bed. The alcove opens straight into the kitchen, which is a little odd, but it'll make getting a midnight snack that much easier.



The kitchen is small but serviceable, with full-sized stainless steel appliances (including a dishwasher), a good amount of cabinet space, and an easy-to-clean tiled backsplash.



The bathroom is modern, with rectangular marble tiles on the walls, large mirrors above the sink that will make it easy for both the tallest and smallest people to do their makeup, and a sturdy blonde-wood vanity for storage.



The apartment is in the Oro, a 40-story building with a gym, an indoor swimming pool, a sauna, an indoor basketball court, a racquetball court, a lounge, a movie room, a parking garage, a bike room, and a full-time doorman and concierge. Common charges are \$565 a month, and taxes are just \$10 a month, according to the listing.