



East River Partners LLC launch sales at 371 6th Avenue

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East River Partners LLC has launched spring sales at 371 6th Ave, in Park Slope, a renovated condominium townhouse project.

This marks the company's first project on the market built with money from ERP Fund I, a fund that ERP raised for the conversion of townhouses and mid-rise buildings into high-end, modern condominiums and rentals. So far the new equity fund has raised \$12 million in equity from wealthy individuals and acquired three buildings in Brooklyn and Manhattan for about \$17.7 million.

"My partners and I are committed to developing an extraordinary building with beautiful modern interiors and amenities," said East River developer and principal Jody Kriss. "We are transforming these older buildings while keeping some of the timeless qualities of Brooklyn's best brownstones for a totally new era of luxury living."

The New York-based company, which acquires and develops residential properties in desirable neighborhoods, has sold out their other condominium in Park Slope at 397 First St., where that townhouse's seven two-bedroom units sold out within a couple months of launching sales last summer.

Sales in Park Slope have been so brisk that ERP co-founder Joseph Cohen said they plan to sell the apartments at 371 6th Ave. from the floor plans before the project is 100% complete. "Since putting up the sign on the building we have had many inquires," said Cohen, who said the building is expected to be completed this summer.

Driving sales, Cohen added, is the fact that, "In Park Slope, there is little inventory in general and even less with two bedrooms or more."

Prices start at \$1.05 million and range to \$1.8 million. The project's architect is James Anzalone. All four apartments at 371 6th Ave. (371sixth.com) are all full floors. The units include a two-bedroom, two-and-a-half bath garden duplex with 2,069 interior s/f with additional 600 s/f private outdoor garden.

The second and third floor units are each 1,047 s/f, with two bedrooms and two baths, plus office.

The penthouse is 1,076 interior sq. ft. with an additional 962 sq. ft. private rooftop terrace with two bedrooms and two bathrooms, plus office.

The residences have all-new plumbing, electric and HVAC systems; large new double-paned low-E glass windows and all-new 4-inch wide hardwood floors in a warm walnut finish. Each full-floor residence features its own Bosch washer and vented electric dryer, individually programmable climate-control in each room and state-of-the-art video intercom systems with built-in alarm.

The spacious chef's kitchen displays the perfect blend of luxury and durability, featuring

Caesarstone quartz countertops, deep stainless steel sink with Hans Grohe fixtures, stainless steel Fisher Pankel refrigerator, stainless steel Bertazzoni Italia gas range and oven, ultra-quiet stainless steel Bosch dishwashers and solid hardwood cabinets.

The penthouse residence includes expansive private rooftop space with views of the Manhattan skyline, while the garden duplex opens onto its own private garden space. The second, third, and penthouse floors also feature an additional office and flexible dining area which afford families a refreshing level of flexibility on how their home will be laid out.

The building is located in a prime Park Slope location in the popular PS 39 school zone, close to subways, schools, parks, retail and restaurants.

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