



## **MNS sells 75% of townhomes at Williamsburg Townhomes; Developed by Magnum Real Estate Group**

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According to MNS, an innovative real estate brokerage firm specializing in the marketing, rental and sale of residential properties, the Williamsburg Townhomes by developer Magnum Real Estate Group is now 75% sold. Located at 131-153 N. Third St., the townhome development includes 12, four-story residences with 1,892 s/f of interior space and 957 s/f of private outdoor space.

"Since launching sales there has been a great deal of interest from all types of buyers looking for large homes in a neighborhood where space and inventory is at a premium," said Andrew Barrocas, CEO of MNS. "The Williamsburg Townhomes offers the rare opportunity to live in a brand new townhouse for one-third the price of what you would pay in Manhattan. The cost factor and amount of indoor and outdoor space was a major selling point for our buyers."

Designed by RKT&B Architects and Planners, each home features spacious layouts with three-bedrooms, two-bathrooms and two-half baths, floor-to-ceiling windows, nine foot ceilings, white oak flooring and a washer and dryer. The sunken living room features a limestone-clad, gas fireplace and overlooks the private backyard. Kitchens include Miele appliances, custom self-closing cabinetry and Ceasarstone countertops. All homes also have lower level recreation rooms.

Bedrooms at the Williamsburg Townhomes are located on the second and third floors. The full floor master suite features a large walk-in closet, dressing area and master bathroom with a glass enclosed shower stall and radiant heated marble flooring. The master suite also includes a terrace that leads to the private roof deck. The second and third bedrooms have large closets and a shared bathroom that includes deep soaking tubs.

Each residence features a backyard with built-in gas grill. Homes also include individual boilers and are pre-wired for Verizon FiOs and high-speed internet.

"We developed the Williamsburg Townhomes to fulfill a need in the market for spacious, single-family homes that include the amenities of a full-service condominium," said Ben Shaoul, president of Magnum Real Estate Group. "We are pleased that this unique opportunity has been so well received by buyers."

Residents at the Williamsburg Townhomes share over 7,500 s/f of amenity space with Williamsburg Social (the adjoining luxury rental development also owned by Magnum Real Estate Group). The space includes two outdoor landscaped courtyards; two roof decks with chaise lounges, tables and grills; a 3,000 s/f resident lounge complete with two conference rooms, a billiards table, a kitchen and bar and two TV/screening areas; and bike storage is available for rent.

The Williamsburg Townhomes are located in the center of Williamsburg, in close proximity to the culturally diverse arts, music and entertainment scene. The development is surrounded by some of the area's top attractions such as Nitehawk Cinema, Brooklyn Bowl, Music Hall of Williamsburg, Brooklyn Brewery, Wythe Hotel, SoulCycle, East River State Park and McCarren Park. HSBC,

Duane Reade and a future Whole Foods are located on the same block. The townhomes also enjoy convenient access to transportation; the Bedford Ave. L train station and the East River Ferry are located several blocks away.

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