



## **Brooklyn Home Co. reaches 50% sold at 488 Sterling Pl.**

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Brooklyn, NY 488 Sterling, a development by family-run design collective The Brooklyn Home Co., has sold 50% of units since launching sales in late September. Located three blocks North of Prospect Park, 488 Sterling Pl. comprises 25 high-performance residences designed with an emphasis on sustainability, art and wellness. All homes within The Brooklyn Home Co.'s portfolio prioritize sustainability through passive house principles for the well-being of the planet and its residents.

At 488 Sterling Pl., eco-friendly homes embrace natural light and a timeless design aesthetic. Kitchens feature cabinetry topped by premium stone counters and matte black fixtures.

Appliances include induction ranges, dishwashers and built-in microwaves. In bathrooms, there is marble, tile and contemporary fixtures. Wide-plank hardwood floors, in-unit washer-dryers are standard, and nearly every unit features private outdoor space. Two first-floor duplexes include large rec rooms. Three penthouses offer balconies and private roof decks. Five floors of one-, two- and three-bedroom homes feature balconies or rooftop terraces.

Units at 488 Sterling feature:

- High-efficiency split unit heating and cooling
- Madera Engineered 7" White Oak hardwood flooring
- Zola Triple pane tilt and turn windows, Thermo uPVC
- Lifebreath HRV air filtration
- Bosch Washer and Dryer (PHC has side by side Whirlpool Washer and Dryer)
- Recessed Ultra-Thin LED lights throughout
- Roof terraces feature concrete pavers
- Ceiling heights vary between 8'-0" and 8'-10"

Amenities include:

- Attended lobby Monday through Friday, 9AM – 5PM
- Porter service available
- Butterfly MX smart video intercom

Common rear yard

Private gym

Bike room

Parking for sale, spots with electric vehicle charging are available

Private storage units for sale

Elevator

Passive House construction is a European sustainable building technique that he believes will soon be the standard for new builds in New York City. Residences are electric powered, relying on no fossil fuels and Energy-Star rated appliances when possible. ERV filtration systems, which extract air toxins like carbon dioxide, filter new incoming air to maintain a moderate humidity level.

In an effort to support the local community, The Brooklyn Home Company has partnered with Prospect Park Alliance to offer memberships to the buyers of each of the three penthouses. Prospect Partners are granted access to all Prospect Park Alliance programming, receiving personalized tours of the park as a way to welcome them to the area. To highlight the partnership, Lauren Sands, founder of digital art gallery LES Collection curated an exhibition within one of the penthouses. Her selection of contemporary and vintage art was accented by the work of Brooklyn-based botanic artist Sophie Parker of WIFE NYC. Parker styled locally sourced botanicals that are representative of the natural plant varieties found within Prospect Park throughout the exhibition which has been on display since September.

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