



## STANDING — FOR — SOMETHING

- BUILT WITH THE NEIGHBORHOOD IN MIND -

The Cobble Hill House is a new development proudly standing on the convenient corner of 78 Amity Street and Hicks Street in Cobble Hill, Brooklyn.

Drawing on the heritage of the neighborhood, this five story 'House' has been designed to capture and celebrate the charming aesthetic of Cobble Hill and stylishly blend in with the nearby iconic Brownstone tradition. Taking cues from the architectural surroundings and the original vernacular of the past buildings, The Cobble Hill House brightens the neighborhood with its sunny new location and waterfront views.

### BUILDING CONVENIENCES

#### WELCOME HOME

Each home has additional perks that are included in the purchase price.

- \_ Virtual doorman
- \_ Package room
- \_ Indoor parking available
- \_ Fitness center
- \_ Children's playroom
- \_ Basement storage  
included with every home

### LIVING SPACE

#### MODERN ACCESSIBILITY

The unique contemporary units boast light-filled and spacious open plan living areas with custom designer kitchens, featuring a range of integrated appliances and luxury flooring. Designed for family living and entertaining.

- \_ Multi-zoned temperature controlled rooms
- \_ Handcrafted white oak herringbone floors
- \_ Solid paneled doors
- \_ Recessed LED lighting

\*All penthouses are designed with a staircase leading to your private rooftop terrace with gas, water, and electric connections.

### KITCHEN

#### GOURMET EFFICIENCY FOR A CHEF OR FOODIE

Our kitchens are designed and strategically executed for maximum ease and efficiency for a chef or foodie.

- \_ Custom designed and locally made white oak and Lacquer cabinets
- \_ Countertops feature 3" thick white marble island edge
- \_ Waterworks kitchen faucet with side spray
- \_ 36" Gaggenau refrigerator with custom wood paneling\*
- \_ 30" Gaggenau convection oven
- \_ 24" Gaggenau dishwasher with custom wood paneling\*
- \_ 36" 5-Burner Gaggenau gas cooktop\*
- \_ Built-in Faber hood
- \_ 15" under-counter EdgeStar wine storage\*
- \_ In-sink garbage disposal
- \_ Full height pantry cabinet

\*Appliance size will vary depending on unit.

### BEDROOMS

#### COMFORT ON MANY LEVELS

Distinguished and thoughtful layouts create comfort for all parts of your life.

- \_ Custom doors
- \_ Individually temperature controlled
- \_ Handcrafted white oak floors
- \_ Spacious closets
- \_ Designer hardware

### MASTER BATH

#### SPA-LIKE TRANQUILITY

Classic marble bathrooms with custom mosaic floors and timeless materials that are used in a modern way with a rustic touch.

- \_ Wall-to-wall custom designed oak vanities and medicine cabinets with nickel hardware
- \_ Polished nickel Waterworks fittings
- \_ Commodes by Toto
- \_ Calm, LED lighting
- \_ Oversized walk in shower with hand showers
- \_ Waterworks accessories
- \_ Walls and floors covered in white marble
- \_ Tempered glass shower doors with polished nickel hardware
- \_ Radiant heated floors
- \_ Spacious storage

### GUEST BATH

#### ELEGANT FUNCTION

Perfect for company and comfortable for the kids.

- \_ Wall-to-wall floating custom designed oak vanities and medicine cabinets with chrome hardware
- \_ Polished chrome Waterworks fittings
- \_ 60" Kohler oversized soaking tub with hand shower
- \_ Original marble mosaic tiles
- \_ Commodes by Toto
- \_ Extensive storage
- \_ Waterworks accessories

### POWDER ROOM

#### PRIVATE JEWEL BOX

An elevated material showcase for guests. Perfect setting for your favorite pop color or wall covering.

- \_ Custom designed oak floating vanities
- \_ Calacatta slab marble wall
- \_ Full height mirror
- \_ Natural oak moldings
- \_ Commodes by Toto
- \_ Wall mounted Waterworks fixtures
- \_ Warm herringbone floors

### GYM

#### FITNESS ON DEMAND

Workout convenience right in your building.

- \_ State of the art equipment
- \_ Virtual training with fitness on demand
- \_ Energetic lighting
- \_ Separate studio space
- \_ Peloton bikes

### PLAYROOM

#### MATERIALS FOR ALL ACTIVITIES

Read, write, learn and entertain with functionality for all events from birthday parties to simple family days. This is an extension of your house.

- \_ Bright and colorful
- \_ For children of all ages
- \_ Built-in Smart TV
- \_ Sink and refrigerator
- \_ Activity wall with chalkboard
- \_ Storage for books and art materials
- \_ Personalized reading nooks

### OUTDOOR-TERRACE

#### MORNING TO NIGHT

A stylish outdoor terrace enclaved with greenery to bring in the sense of nature. Offers a fully-equipped outdoor kitchen with inspiring views of the Brooklyn and Manhattan waterfront views.

- \_ World class outdoor kitchen with gas BBQ, water and electric connections
- \_ Communal dining area
- \_ Custom trellis
- \_ Italian porcelain pavers
- \_ IPE deck tiles
- \_ Landscaped green space

For more details please visit  
[thecobblehillhouse.com](http://thecobblehillhouse.com)