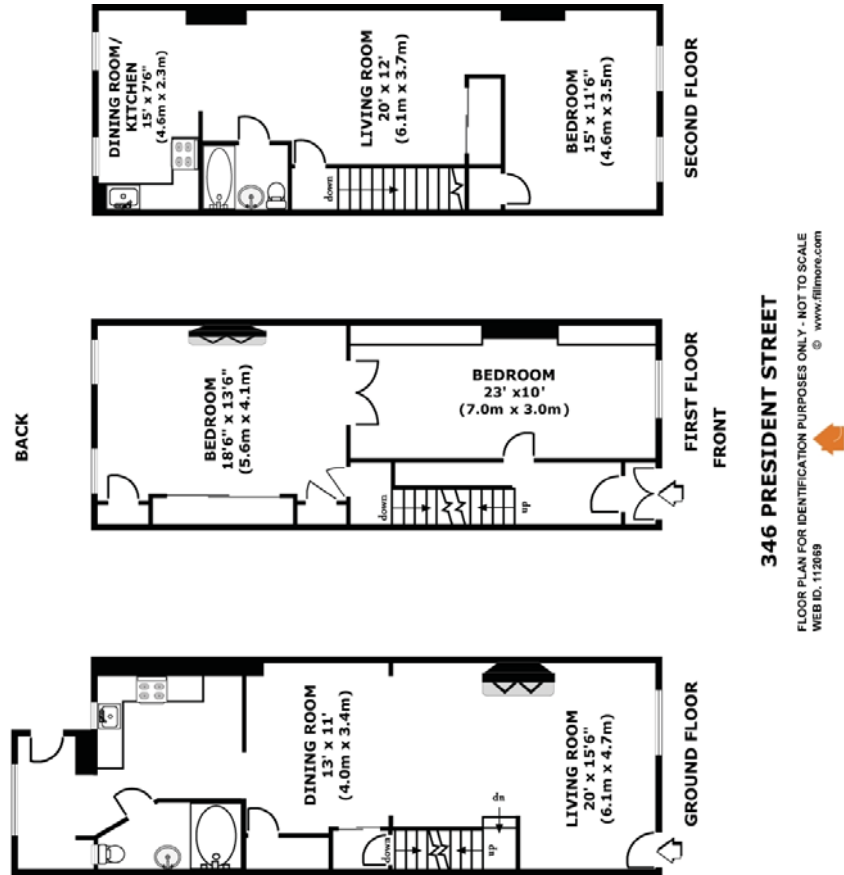


346 President Street, Carroll Gardens

Sal Cappi 718-643-0040



FillmoreRealEstate
We Know New York
345 Atlantic Avenue, Brooklyn, NY 11201

346 President Street, Carroll Gardens



Carroll Gardens - Carroll Gardens most desirable front garden block. Very well-maintained 3 story, 2 family brownstone featuring a 2 bedroom owner's duplex with parquet floors, wood-burning fireplace, mantles, tin ceilings and full cellar - both front and rear gardens and high-income rental unit - could be a perfect one family.

Contact:
Sal Cappi
Licensed Real Estate
Salesperson
718-864-0040

Visit: www.Fillmore.com
Web ID: 112069

Price \$1,585,000

PHOTO GALLERY



Carroll Gardens

Carroll Gardens is located in the south part of Downtown Brooklyn. Part of the "Bo-CoCa" meta-neighborhood (Boerum Hill / Cobble Hill / Carroll Gardens), this neighborhood offers several unique advantages, and a way of life that's unlike any other place in New York City. Carroll Gardens borders Cobble Hill to the north (at Douglass Street), Boerum Hill and Gowanus to the east (at Smith Street), and Red Hook to the south-west (along the Gowanus Expressway overpass). Along Columbia Street, the waterfront section is likely to become part of the proposed waterfront park system, offering Carroll Gardens residents even more recreational options.

Carroll Gardens residents have the benefit of one of the shortest Manhattan commutes in all of Brooklyn, with the Brooklyn Battery Tunnel, the Brooklyn Bridge, and the Manhattan Bridge within easy reach. In addition, the Brooklyn-Queens Expressway and Prospect Park Expressway, as well as major thoroughfares (Flatbush and Atlantic Avenues, Eastern Parkway), provide a direct link to other parts of Brooklyn.

The largest public transportation hub in Brooklyn is also right nearby. The Atlantic Avenue - Pacific Street complex brings together 14 subway lines (the 2, 3, 4, 5, A, B, C, D, F, G, M, N, Q, and R trains), a dozen bus lines, and the Long Island Rail Road.



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you and us!**

We realize you have a choice in real estate companies, and that's why you should know what distinguishes Fillmore from the competition.

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As one of New York's leading real estate brokerage firms, we service every neighborhood in the area. We sell more New York homes than any other real estate company.

With local and state-wide knowledge and over 40 years of experience Fillmore is the premier real estate company of choice and a trusted neighbor.

Fillmore's numerous office locations throughout New York are ready to serve ALL your real estate needs.

BRIEF HISTORY - Fillmore started in Brooklyn in 1966 and has been at the forefront of New York's area's transformation into one of America's strongest real estate markets.

Our regional expansion in 2007 allowed us to bring our forty-years of experience and dynamic sales force into more neighborhoods. With over 500+ agents and over twenty offices, our team of brokers, managers and support staff provide the service you expect by starting each day on the same belief that William Reinhardt founded the company on: treat each client as if they were our one and only customer.