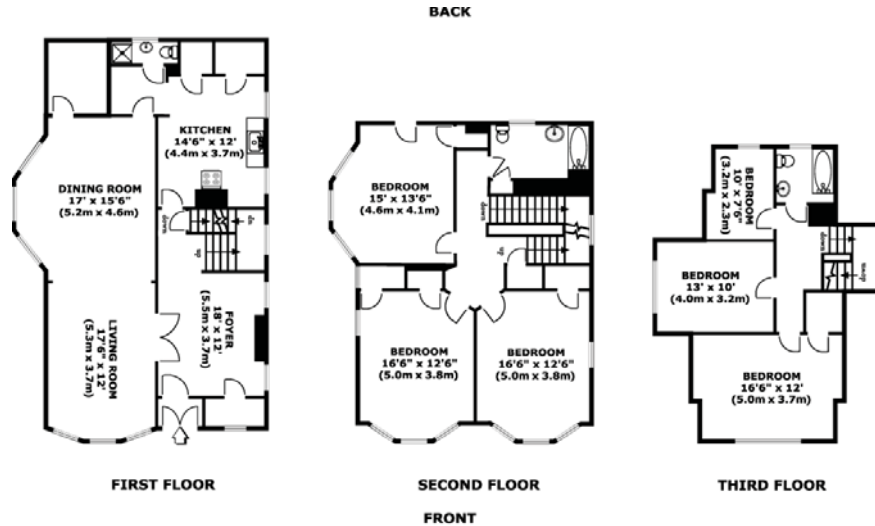


726 Rugby Road, Ditmas Park

Howard Witz / 718-368-3200



**726 RUGBY ROAD**

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
WEB ID: 118037 [www.fillmore.com](http://www.fillmore.com)



**726 Rugby Road, Ditmas Park**



**JACKPOT!** This is a Ditmas Park winner! Priced to sell fast. Detached Victorian home on 40x100 lot. Very nice wood details. Parquet floors, stained glass, butler pantry, 6 bedrooms, 3 baths. Needs minor work. Boiler 5 years old, Electric fully upgraded w/subpanels on 1st and 2nd floors. Home warranty included. Shown by appt. only ! **SELLER WANTS ALL QUALIFIED OFFERS SUBMITTED ASAP**

Contact:  
**Howard Witz**  
 Licensed Real Estate  
 Associate Broker  
 718-368-3200

Visit: [www.Fillmore.com](http://www.Fillmore.com)  
 Web ID: 118037

**Price \$975,000**

**PHOTO GALLERY**



**Ditmas Park**

Ditmas Park is located immediately southeast of Prospect Park. One of three Historic Districts of Flatbush, Ditmas Park is filled with freestanding Victorian houses and towering elm trees. The neighborhood borders Prospect Park South to the north (at Church Avenue), Flatbush proper to the east (at Ocean Avenue), Midwood to the south (at Avenue H), and Kensington to the west (at Coney Island Avenue).

Although the feeling here is of remote suburbia, the commute to Manhattan is surprisingly short. The X29 express bus runs along Coney Island Avenue, the neighborhood's western boundary, while the B express train at Church Avenue provides a traffic-independent alternative.

Ditmas Park residents also enjoy the convenience of the 2, 5, F, and Q trains, and 9 local bus lines (B6, 8, 11, 16, 23, 35, 49, 68, and 103). Auto-commuters aren't left out, either, with the multi-lane Coney Island Avenue, as well as Ocean, Bedford, and Church Avenues providing direct paths to Downtown, the south shore, and other parts of Brooklyn.

The neighborhood's commercial districts lay along Coney Island, Church, and Ditmas Avenues, as well as Cortelyou and Beverley Roads. In recent years, upscale restaurants and specialty food vendors have moved into the neighborhood.



**It's all about people...  
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.

**WE HAVE THE LARGEST SELECTION OF NEW YORK HOMES ON THE MARKET TODAY**

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.