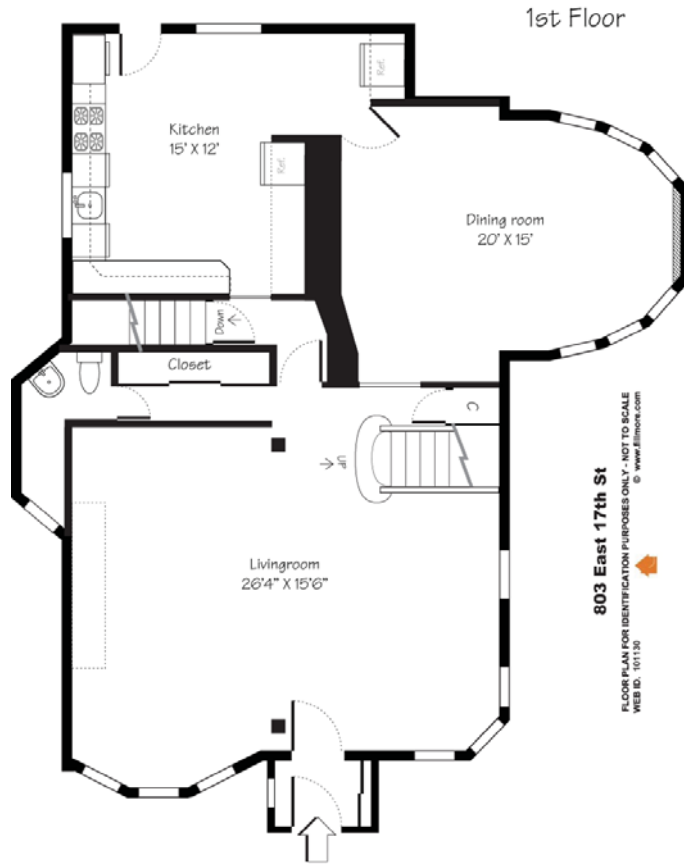


803 East 17 Street, Ditmas Park

Josie Liascas / John Reinhardt



**Fillmore Real Estate**  
We Know New York  
2280 Flatbush Avenue, Brooklyn, NY 11234

## 803 East 17 Street, Ditmas Park



Fabulous one-of-a-kind Victorian home in Ditmas Park / Fiske Terrace area. The home has 7 lg. bedrooms, 2 baths, lg. formal living room (with fireplace), dining room, great size ELK, beautiful parquet floors throughout the entire 2,949 s/f of space. The basement is completely finished and has an area for entertaining. Many closets and surely enough storage space for a large family. There are pecky cedar walls in some of the rooms that give a wonderful warm feeling when you are there. The kitchen has been completely up-dated with state-of-the-art appliances. The 70x100 property has a 2 car detached garage, private driveway with parking for at least 3 cars and a spacious back yard. Truly a gorgeous property for that very special buyer. There will be no offers presented unless there is a Bank pre-approval. Call Josie for all appts and please give 24 hrs. notice.

Contact:  
**Josie Liascas**

Licensed Real Estate  
Associate Broker

**John Reinhardt**  
Licensed Real Estate Broker  
718-253-4040

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Price \$1,200,000

**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).

Ditmas Park's convenient location, impressive inventory of charming 19th-century Victorian houses, and almost-suburban tranquility make it one of the most desired neighborhoods of Victorian Brooklyn. Since the entire neighborhood has been landmarked as a historic district, new construction is virtually non-existent, and any renovation must follow strict standards of quality and appearance.

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. Auto-commuters aren't left out, 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.

Another reason this neighborhood is highly prized is its proximity to Prospect Park and Green-Wood Cemetery. The 585-acre Prospect Park includes a 114-acre forest and a lake with a 90-acre meadow. The park's recreational complex offers athletic equipment and fields, community events, free concerts and tours, and much more. Located within the park's grounds is the Brooklyn Botanic Garden, its 52-acre expanse filled with over 10,000 species of plants.



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