

\$2,250,000 - 401 Hicks Street B1b, Cobble Hill

MLS#COMP-1585541254142078753

\$2,250,000

2 Bedroom, 3.00 Bathroom, 1,724 sqft
Residential

Cobble Hill, Cobble Hill, NY

On the corner of Warren and Hicks St. in beautiful Cobble Hill sits an immaculate courtyard with lush greenery, pristine stone scaping, and bench seating peppered throughout the walkways. Reserved exclusively for residents of The Arches, a century-old former church and rectory now converted into luxury condo apartments, the serenity of this outdoor area is palpable. It serves as the perfect introduction to 401 Hicks Street B1B, a charming 2-bedroom (currently setup as a 3-bedroom), 2.5-bath, 1,700-square-foot duplex that embraces tranquility in the heart of one of Brooklyn's most bustling neighborhoods.

Step inside the home's private entrance, and you will immediately notice the expansive living/dining area. High ceilings, white oak flooring, and smart design features, including an open closet, built-in bookshelf, and custom under-stair home office, breathe function and style into this open space. The eat-in-kitchen, updated in 2021 with custom cabinetry, features a Sub-zero refrigerator with separate two-drawer crisper, 4-burner Wolf gas oven, Bosch dishwasher, and an island with a freezer, ice machine, and pet bowl niche. Don't have a four-legged friend? The niche works perfectly for single high-top seating. Entertain in style from your outdoor patio, which features built-in bench seating with storage, a privacy wall with built-in planters, electricity, water, and chalkboard walls. A generously sized walk-in



pantry and chic powder room add to the convenience of the first floor.

Designer Oliver Freundlich gave the home new life in 2015 by mixing industrial elements with sleek wood accents, bridging the gap between the home's intrinsic historic charm and on-trend aesthetic preferences. The home's second level perfectly highlights the designer's approach, starting with the elegant rift-sawn white oak stairway with metal and oak railings. At the top of the stairs, a dreamy hallway with a chic art shelf leads you to the home's bedrooms and additional bathrooms. A massive front-facing primary features a gorgeous teak-paneled ceiling, a perfect dressing room, and an en-suite bathroom with a dual shower, deep custom-built teak vanity, and a double trough sink. A grand peaked window, an ode to the building's rich history, floods the space and hallways with natural light. Access the beautiful full bath with a clawfoot tub from the hallway and the additional bedroom and bonus room. Beat the heat with two-zone central air conditioning and enjoy access to nearby hot spots and transportation, including Court St., Atlantic Ave., Columbia Street Waterfront District, the Brooklyn Promenade, and the F/G/2/3/4/5/N/R/W and South Ferry. Zoned for PS 29. Reach out today to view this charming Cobble Hill abode.

Built in 1858

Essential Information

MLS#	COMP-1585541254142078753
Price	\$2,250,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,724
Year Built	1858
Type	Residential
Sub-Type	Apartment
Status	Pending

Community Information

Address	401 Hicks Street B1B
Area	Brooklyn
Subdivision	Cobble Hill
City	Cobble Hill
County	Kings
State	NY
Zip Code	11201

Interior

Interior	Hardwood
Interior Features	Built-in Features, Double Vanity, Eat-in Kitchen, High Ceilings, Walk-In Closet(s)
Appliances	Dryer, Dishwasher, Washer
Heating	Central
Cooling	Central Air, Other

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	0.780000x0.000000

Additional Information

Date Listed	May 20th, 2024
Days on Market	44
HOA Fees	\$1,377
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Maria Ryan
Listing Provided By:	Compass



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