

# 111 montgomery

## FACT SHEET

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111 MONTGOMERY ST.  
BROOKLYN, NY 11225

### SALES OFFICE:

730 FRANKLIN AVE.  
BROOKLYN, NY 11238  
T: +1.718.200.0370

**111montgomery.nyc**

explore@111montgomery.nyc



## BUILDING

111 Montgomery is the first full-service, newly built condominium in the vibrant neighborhood of Crown Heights. Located moments from the lush scenery of the Brooklyn Botanic Garden and Prospect Park, the building offers studio to three bedroom homes with a range of private and common outdoor experiences and Manhattan and Brooklyn skyline views, designed to meld indoor and outdoor living.

Interiors designed by Brooklyn-based architecture and interior design firm Mesarch Studio.

## BUILDING FEATURES

An inviting **Lobby** welcomes residents home, with concrete flooring and an elegant walnut inlay in concert with a walnut slat ceiling and finely articulated integrated lighting

Our **Doorman** greets residents behind a custom blackened steel reception desk with pendant lighting by NY-based designer Rich Brilliant Willing, a Bower Studios mirror backdrop and a large moss wall, a nod to the neighboring Brooklyn Botanic Garden

A sun-lit **Resident Lounge** with flexible programming such as several built-in banquettes, a private meeting room, a large dining table, comfortable lounge seating by Vitra and day beds by Brooklyn-based designer Vonnegut/Kraft, all with handcrafted lighting by Allied Maker and wallpaper by Brooklyn-based Flavor Paper, allows residents to host gatherings, co-work or simply unwind in a serene atmosphere

The state-of-the-art **Fitness Center** includes on-demand Peloton services and is flooded with natural sunlight for inspired workouts

Interactive **Children's Playroom** with photographic wallcoverings, light panels and textured carpeting made to feel like you are camping in Prospect Park

**Landscaped Rooftop Terrace** with al fresco dining areas and curated seating arrangements in the surroundings of potted plants and evergreen trees

A tranquil **Community Garden** with lounge seating and pet-friendly areas, grilling stations, plantings and outdoor activities

**Elevators** designed with blackened steel ceilings and hand rails, black penny tile flooring and an elegant solid surface ribbed walls by Porcelanosa

**Corridors** complete with textured carpeting, black penny tile flooring and base molding, two-tone walls, recessed lighting and sconces by Rich Brilliant Willing

Private **Mail and Package Storage** areas

**Parking and Resident Storage** available for purchase

**Bicycle Storage** available for residents

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## RESIDENCES

White oak wide-plank flooring

Solid core interior doors with durable steel hardware

High performance heating and cooling system with zoned climate control and linear diffusers

Walls painted with a high-quality, eco-friendly finish in a tasteful off-white

All new double-glazed, aluminum windows with high performance, energy efficient low-E glass

Pre-wired for cable, telephone and data

Laundry closet with Bosch washer and dryer

## KITCHENS

A variety of open layouts integrate kitchens with living areas, allowing for natural light across several configurations

Custom millwork cabinetry with a warm light gray matte lacquered finish and integrated pulls

Honed Quartz sleek concrete countertops and textured matte white hand made tile backsplash

Honed Quartz sleek concrete island countertops with West Elm walnut and brass linear pendants \*\*

Brushed stainless steel undermount sink and faucet with pull-down sprayer

Bosch refrigerator and freezer with custom integrated paneling

Bosch dishwasher with custom integrated paneling

Bosch five burner gas range and convection oven with concealed hood

## BATHROOMS

Light gray elongated porcelain tile flooring in a stacked pattern with white porcelain tile floor-to-ceiling walls vertically stacked in the same bond

Custom white oak vanity with ribbed doors, integrated engineered stone sink and countertop with powder coated matte black faucet

Custom white oak vanity with integrated engineered stone double sink and countertop with powder coated matte black faucets \*\*

Walk-in shower with starphire tempered glass frameless splash panel, rain showerhead and powder coated matte black fixtures\*\*

Deep soaking tub with rain showerhead, starphire tempered glass frameless splash panel, powder-coated matte black fixtures and tile surround

Custom medicine cabinets with ample storage space and custom linear sconce.

Powder coated matte black accessories

Toto commode

\*\*In select residences

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