

SCENIC EVERY SEASON



111
montgomery





WELCOME TO CROWN HEIGHTS

From the cultural epicenter of Brooklyn comes a collection of 163 refined homes where the pride of ownership in one of New York's most storied communities is rooted in a rich heritage of diversity and charm.

111 MONTGOMERY IN CROWN HEIGHTS

The building stands at the nexus of two legendary destinations, Prospect Park and the Brooklyn Botanic Garden, where old world meets a new world of discovery.





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.



Sophisticated and soothing. A clean, understated aesthetic mirrors the natural warmth and character of the neighborhood. Life at 111 Montgomery is about style and utility. Homes are equipped with zoned climate control, double-glazed high performance windows and a Bosch washer and dryer.

BATHROOMS

Stacked floor-to-ceiling tiles, custom white oak vanities and contrasting handmade finishes are among the design elements of the master bath. The look is clean and crisp. Baths feature deep-soaking tubs outfitted with rain showerheads for blissful restorativeness.

BATHROOM FEATURES

- 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





KITCHENS

III



Custom millwork cabinetry with a warm light gray matte lacquer finish and integrated pulls complement Honed Quartz sleek concrete countertops. A full suite of Bosch appliances with integrated paneling frames the in-home culinary experience, while a West Elm walnut and brass pendant adds a warm glow.



Business or pleasure. Work or unwind. Bathed in sunlight, the resident lounge is a welcoming space away from home. Flexible seating adapts to any need or mood, whether that's co-working, collaborating in the private meeting room, hosting social gatherings or simply cozying up with a good book.



Above the treetops is a landscaped rooftop terrace, an idyllic open-air atmosphere for lounging and entertaining. Benches, tables, a grill and lounge seating are perfect perches for taking in expansive views of the Brooklyn Botanic Garden, Brooklyn Museum, Prospect Park, Grand Army Plaza and the New York City skyline.



The fitness center features state-of-the art cardio experiences including on-demand Peloton services and strength-training equipment with plenty of room for stretching and weightlifting. Floor-to-ceiling windows flood the space with sunlight for inspiring workouts.



Calling all kids! With photographic wallcoverings, light panels and textured carpeting made to feel like you are camping in Prospect Park, this whimsical retreat is designed to spark play that lets the imagination soar.

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LIVWRK



The complete offering terms are available in an offering plan from sponsor. File No. CD18-0265. Sponsor: 109 Montgomery Owner LLC, 2329 Nostrand Avenue - 3rd Floor, Brooklyn, NY 11210. Equal Housing Opportunity. Plans and dimensions may contain variations from floor to floor. Square Footage exceeds the usable floor area. The unit layout, square footage, and dimensions are approximate and subject to normal construction variances and tolerances. Sponsor reserves the right to make changes in accordance with the Offering Plan. The artist's representations of interior decorations, finishes, appliances, and furnishings are provided for illustrative purposes only and do not constitute a representation of any aspect of the final product. Licensed as Compass.