

April 17, 2017

Sales Launched for Luxury Homes at Former Site of Brooklyn Hospital

Homes, including condos and townhouses, range about \$2.55 million to more than \$8 million

BY V.L. HENDRICKSON



A rendering of the roof deck view
WILLIAMS NY

1/8

The first wave of sales has begun at the newly redeveloped site of a former Brooklyn hospital, now dubbed River Park, the largest redevelopment project in New York City since Manhattan's Hudson Yards.

Sales of seventeen condominiums and eight townhouses began last week and represent the first offerings at the site of the former Long Island College Hospital developed by Fortis Property Group. River Park will eventually include seven properties over almost 1 million square feet in the Cobble Hill section of Brooklyn.

“It’s one of the very, very best spots in Brooklyn,” said Alex Maroni of the Alex Maroni team at Douglas Elliman. “It’s right where Cobble Hill meets Brooklyn Heights meets Brooklyn Bridge Park.” The project’s sales team also includes Fredrik Eklund, John Gomes and Greg Williamson.

Designed by BSKS Architects, the [Polhemus Residences](#) in Cobble Hill include 17 units, which range from about \$2.55 million to more than \$6 million. The eight-story landmarked building opened in 1898, and was used as a hospital for the poor.

The 156-year-old teaching hospital closed in August 2014, after years of declining profits.

Historic elements of the limestone-and-brick Beaux Arts building are on display in the petite salon reception area, including the original marble floors, according to the project’s website Hand-cut mirrors and custom millwork walls help retain that classic feeling.

“It’s very much a boutique building,” Mr. Maroni said, adding that the small number of apartments appeals to potential residents. “A lot of attention has been paid to aesthetics and urban planning.”

No two apartments in the building are exactly the same, he said, and range from two- to five-bedroom condos that are 1,591 square feet to 3,693 square feet. Kitchens are outfitted with Gaggenau appliances, bathrooms boast radiant-heated floors and Lefroy Brooks fittings. Some oak staircases have satin nickel trim, and cabinetry features leather-wrapped Tanner’s Craft nickel hardware.

With 21-foot ceilings, the windows had to be huge. Many are up to 16 feet, framing expansive views of New York Harbor and downtown Manhattan. Amenities in the building include roof decks, a fitness center and separate yoga studio, a billiards room and library with custom-made bookcases, underground parking and a concierge.

The eight [townhouses](#), designed by architect Douglas Romines, are priced from \$5.995 million to over \$8 million and are from 3,720 square feet to 5,300 square feet in size. Located on Amity Street, between Henry and Hicks streets, these brick townhouses will feature 20-foot glass walls with views of the gardens, space for entertaining on the rooftop and private elevators.

Like the residences, they will also have gourmet kitchens with Gaggenau appliances and private parking. Owners will have access—via a basement-level passageway—to the amenities in the condominium building through an optional annual membership.

Three additional properties, all new construction, are scheduled to begin sales at the end of 2017 as part of the larger River Park development. Construction should begin this year, and is expected to be completed by 2020. Sales for the final two properties are set to start in 2020, with completion slated for 2022.

<http://mansion.global/2oPO3Rx>