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SACKETT

THE GARDEN DUPLEX

## THE GARDEN DUPLEX

QUALITY LIVING,  
INSIDE AND OUT.

Welcome to 341 Sackett: A boutique, four-story condominium that combines the highest quality construction and finishes with the intimacy and accessibility of townhouse-style living. Located in the warm and welcoming residential neighborhood of Carroll Gardens, 341 Sackett sets the standard for new boutique condominium development.

The Garden Duplex offers abundant space for entertaining across two levels: A main floor master bedroom and bath, and a modern kitchen, living, dining space overlooking the private landscaped garden. The lower level features a recreation room with its own bathroom, a laundry room, and an additional space for a home office or studio.

The residence boasts radiant heated floors throughout, 8" wide rift and quarter sawn white oak floors, and custom Loewen windows. The elegant kitchen includes contemporary custom white oak cabinetry with Blum hardware, Caesarstone countertops and backsplashes, and Miele appliances. The home enjoys exclusive private use of the multi-level garden, landscaped with perennials, grasses, shrubs, and trees.



## THE BUILDING

The building's exterior, Sioux City Mountain Shadow brick and bluestone window sills, both stands out and fits in naturally, with its traditional Carroll Gardens surroundings. Bluestone pavers, planters, and landing create a welcoming path to the front door. Designed and manufactured locally, the bespoke architectural window grate in a traditional Japanese wave pattern, provides a striking, signature decorative element to the exterior. The entry is equipped with a video intercom, remote entry access, security cameras, and wired for a virtual doorman.

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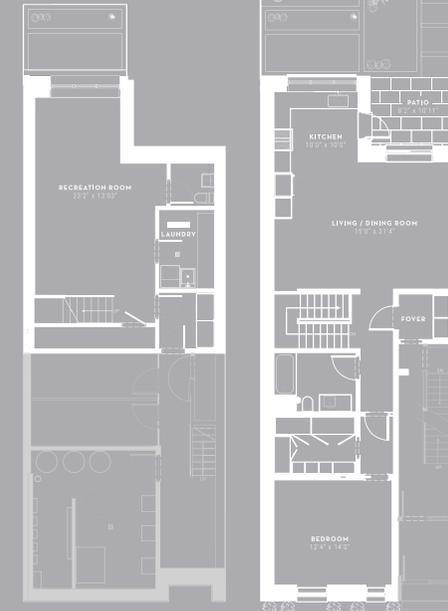
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### FEATURES

Brick façade & bluestone window sills • Custom floor-to-ceiling Loewen windows • Porcelain tile in foyer • Douglas Fir doors • Video intercom • Virtual Doorman • Remote entry access • Security cameras • In-unit washer/dryer • Douglas Fir frame & window sills • Porcelain tile in bathroom & on terrace • Sound insulation between walls & floors • Matching kitchen & bath cabinetry • Monolithic Wetstyle Cube Collection sink in white matte • Grohe fixtures • Wall-hung Toto dual flush toilet • Kohler bathtub • Stroller & bike storage • Private cellar storage



### LAYOUT

The Garden Duplex contains a total of 2,771 interior and exterior square feet. Gracious living space and a peaceful garden oasis.

Interior • 1,750 SF  
Exterior • 1,021 SF



## CARROLL GARDENS

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THE TWO BEDROOM

## THE TWO BEDROOM

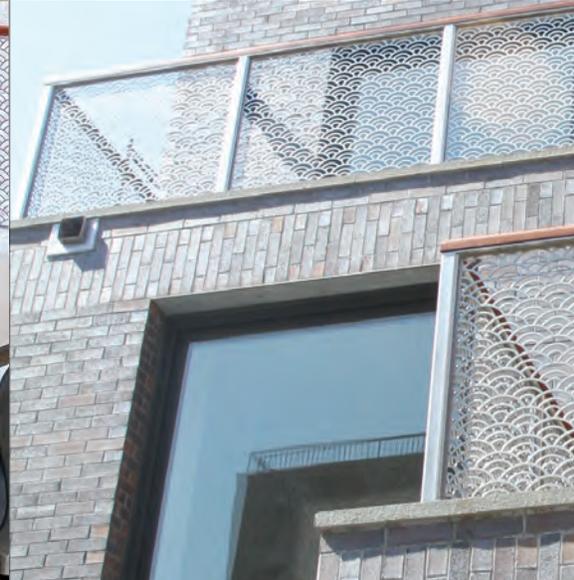
A PERFECT BALANCE  
OF PRIVATE & SHARED  
SPACES.

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Located in the warm and welcoming residential neighborhood of Carroll Gardens, 341 Sackett sets the standard for new boutique condominium development.

The Two Bedroom, with both bedrooms and one bathroom located on one end of the home, and a large, airy garden-facing modern kitchen, living and dining areas on the other, maximizes separation of space ensuring social activities don't interfere with the need for peace and quiet.

The residence features radiant heated floors throughout, 8" wide rift and quarter sawn white oak floors, recessed LED lighting, and a built-in Sonos surround sound system. The very functional kitchen boasts contemporary custom white oak cabinetry with Blum hardware, Ceasarstone countertops and backsplashes, and Miele appliances. The building's garden, and the surrounding neighborhood of Carroll Gardens, can be enjoyed from the 79 SF private terrace.



## THE BUILDING

The building's exterior, Sioux City Mountain Shadow brick and bluestone window sills, both stands out and fits in naturally, with its traditional Carroll Gardens surroundings. Bluestone pavers, planters, and landing create a welcoming path to the front door. Designed and manufactured locally, the bespoke architectural window grate in a traditional Japanese wave pattern, provides a striking, signature decorative element to the exterior. The entry is equipped with a video intercom, remote entry access, security cameras, and wired for a virtual doorman.

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## LAYOUT

The Two Bedroom boasts 1,139 SF of living space, occupies the entire second floor of the building plus a private terrace, and includes a storage area in the cellar space.

Interior • 1,139 SF  
Terrace • 79 SF  
Storage • 86 SF



## CARROLL GARDENS

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THE ECO-PENTHOUSE

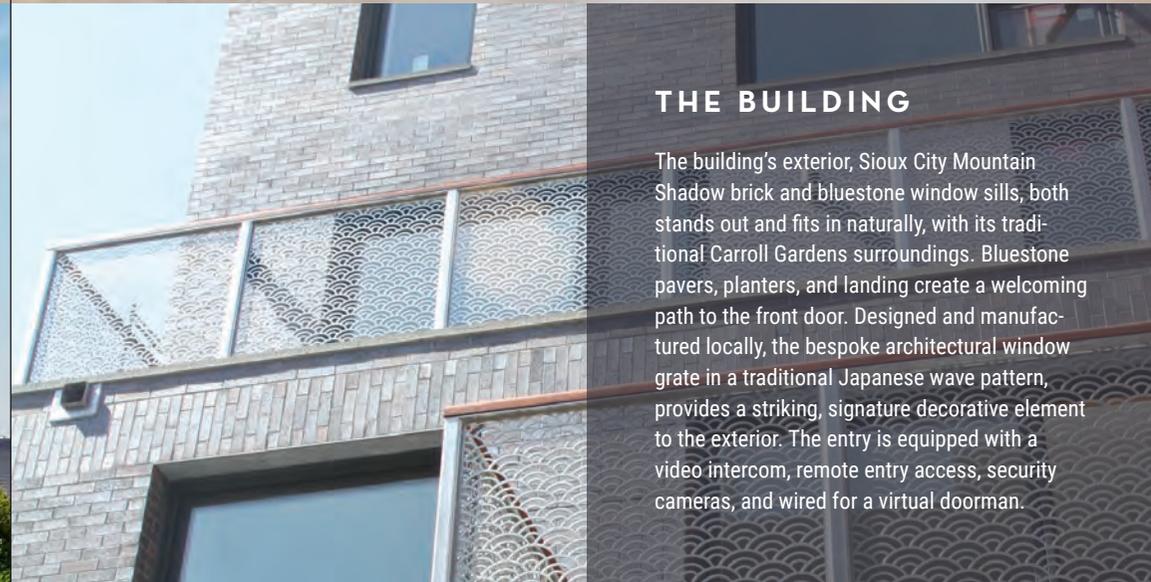
## THE ECO-PENTHOUSE

THREE FLOORS OF  
LIVING, WITH  
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The three-level Eco-Penthouse includes a full floor dedicated entirely to elegant living with tall ceilings and oversized, custom windows, and a spacious, open-concept kitchen, living, dining room. Down the open staircase, three large bedrooms and two bathrooms make up the entire lower level.

A true home, the residence boasts radiant heated floors throughout, 8" wide rift and quarter sawn white oak floors, and custom Loewen windows. The elegant kitchen includes contemporary custom white oak cabinetry with Blum hardware, Caesarstone countertops and backsplashes, and Miele appliances. A private rooftop terrace—equipped with a solar array that provides energy to the condo—offers panoramic views of Brooklyn and Lower Manhattan.



## THE BUILDING

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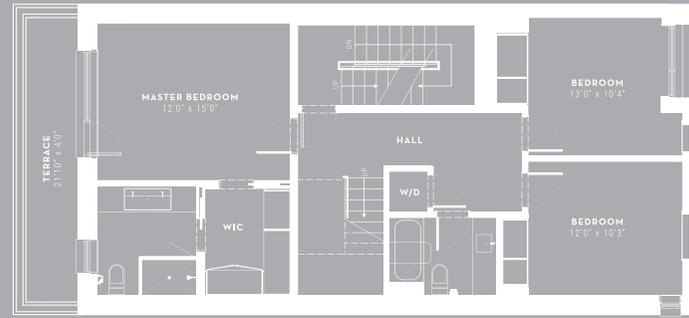
## THE ECO-PENTHOUSE

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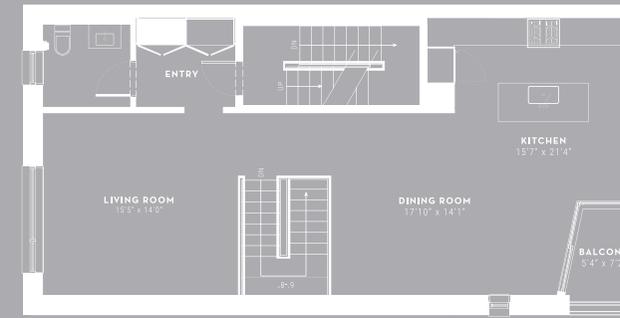
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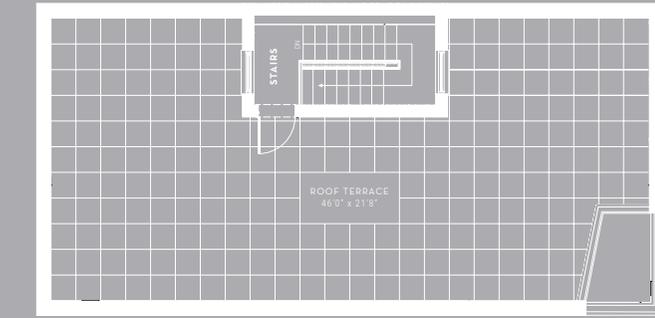
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LOWER LEVEL



UPPER LEVEL

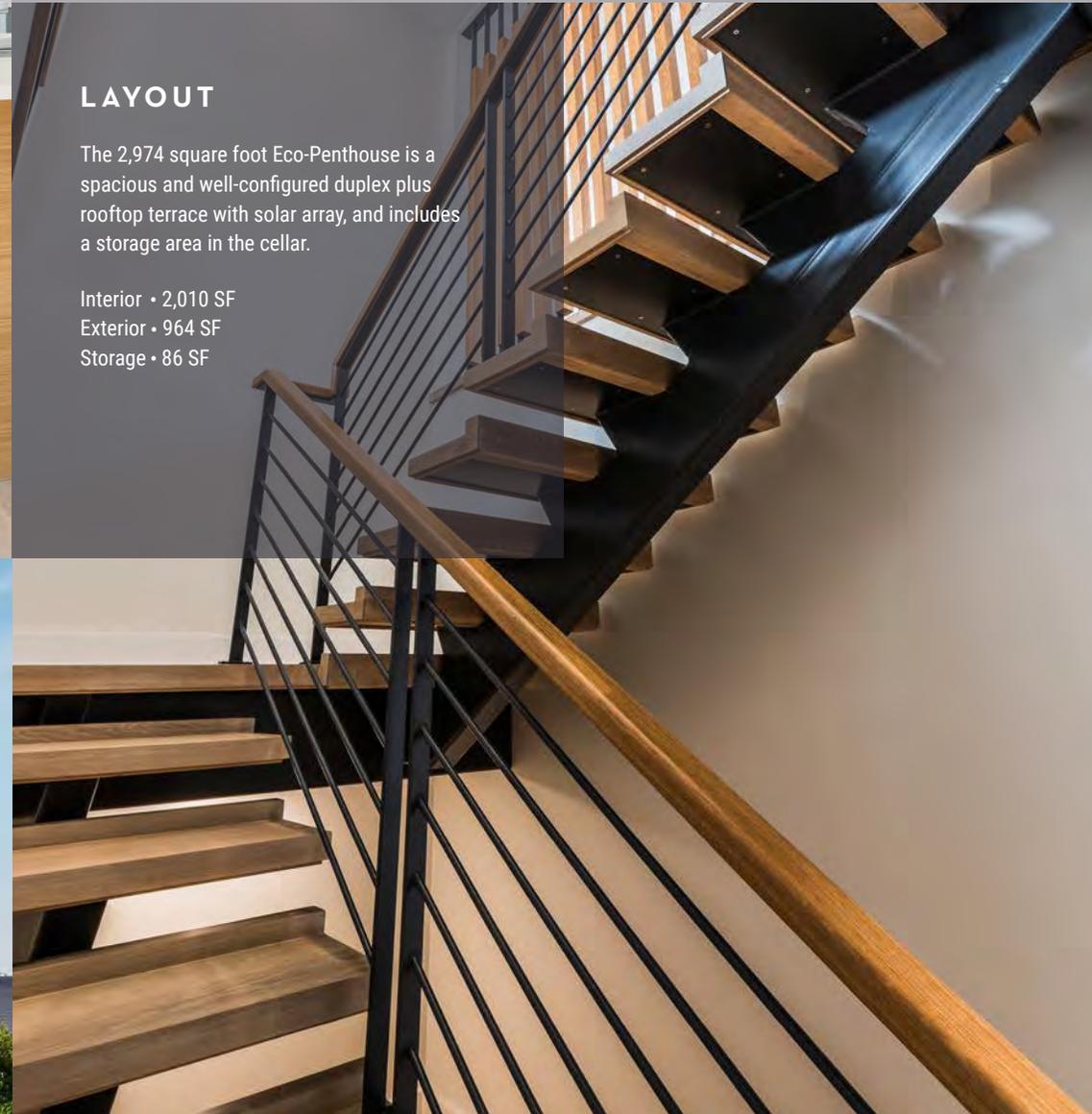


ROOFTOP TERRACE

## LAYOUT

The 2,974 square foot Eco-Penthouse is a spacious and well-configured duplex plus rooftop terrace with solar array, and includes a storage area in the cellar.

Interior • 2,010 SF  
Exterior • 964 SF  
Storage • 86 SF



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