

Bed-Stuy Blog

Bedford, Stuyvesant Heights & Tompkins Park North

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315 Gates Merges Luxury with Affordability

The Changeling, 22 June 2010,

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I'll be the first one to admit that I was a little sad to see them demolish the building that once stood on the corner of Gates and Bedford, because I thought it was a beautiful building and I had secretly hoped that it would be restored. These days I don't feel so bad about my loss, because the new building erected in its place, 315 Gates Avenue, is a modern beauty, the modern equivalent of the building it replaced.

The 72-unit Karl Fischer designed condominium building has just launched sales with prices starting at \$195K, and the building is awaiting FHA approval, so qualified buyers will have the option to put down as little as 3.5% for their new digs. The units have 10-foot ceilings, central heating and cooling (no Fedders!), washer/dryer hook-

ups, pre-wiring for Verizon FIOS, and video intercoms. Some of the units also have private outdoor space. The building includes studio, one-bedroom and two-bedroom units with a common rooftop terrace, refrigerated FreshDirect storage, a residents' lounge, a movie screening room, bike storage, onsite parking and private storage facilities. The marketing materials also tout the building's cyberdoorman "providing 24-hour virtual concierge service." I have no idea what a cyberdoorman is, but if it means that I don't have to give him \$200 on Christmas Day, then it's all good.

David Behin, partner of The Developers Group, says that "Brooklyn has never seen this level of luxury living at such an attractive price point," and I'm inclined to agree with this assessment—as far as amenities go, this building, in my opinion, is quite attractive. It may be the most attractive that I've seen 'round these parts. I think what I like most about this building is that at six stories, it doesn't appear to be much larger than the building it replaced and the colors of the building blend in with the colors of the surrounding buildings.

What do you think of 315 Gates?

Occupancy is slated for fall 2010. If you're interested and want more information or to if you want to schedule an appointment, call 718-230-0100 or visit the website at www.315Gates.com.