

## Call it a comeback

► The rebirth of Bedford-Stuyvesant ► The area's charming brownstones, affordable prices and new condos like 315 Gates are changing its rough reputation

Unless you grew up in the Bedford-Stuyvesant neighborhood of Brooklyn, you might only think of the area in terms of pop culture references — lines in the late Notorious B.I.G.'s raps or Chris Rock's stand-up. Even Billy Joel references the neighborhood; in "You May Be Right" he croons, "I was stranded in the combat zone. I walked through Bedford-Stuy alone."

A lot has changed since those "combat zone" days. While historically poverty-stricken, the area — which borders Williamsburg, Clinton Hill, Bushwick and Crown Heights — happens to have blocks of magnifi-

### Real estate voyeur



**SHIRA LEVINE**

SHIRA.LEVINE@METRO.US

cent architecture. Those classic low-rise brownstones and townhouses first experienced a Renaissance during the recent real estate boom, but then suffered during the bubble burst. Now that things have picked up again, the neighborhood is attracting an array of young, hip professionals and families who got word that the area has some of the only real bargains left in New York. So

with 315 Gates, the neighborhood's first luxury condominium building, you could say the area is having a comeback.

Located at the "growing art-infused community of Clinton Hill and the historic, tree-lined neighborhood of Bedford-Stuyvesant" is the six-story, 72-unit condo structure. Keeping with the neighborhood's style, but adding a little contemporary panache, the building boasts a brick and glass facade and plenty of modern amenities (see sidebar).

—*Shira Levine is a freelance writer living in New York City.*

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► Bed-Stuy's first luxury condo building is located at 315 Gates Ave. ([www.315gates.com](http://www.315gates.com)).

### Open the Gates

Former Bed-Stuy resident Jay-Z might just be lured back with the building's collection of amenities.

► There's a rooftop terrace with wide Manhattan skyline views. Up with technology, 315 Gates has a cyber doorman and refrigerated FreshDirect storage. There's a residents' lounge, a movie

screening room and bike storage. Prices to purchase these units start at \$195,000 for a 453-square-foot studio and go up to \$550,000 for a terraced duplex boasting 1,566 square feet.