



## Ideal Properties Group Launches Condos on the Hill

Ideal Properties Group, a leading Brooklyn real estate firm, today announced the launch of Condos on the Hill. Located in Clinton Hill at 85-87 Ryerson Street, the building is the neighborhood's newest luxury restoration development.

Condos on the Hill features seven full-floor, two- and three-bedroom condominiums starting at \$989,000, according to Ideal, the exclusive sales and marketing firm for the building. There is already one unit in contract.

"Situated in Brownstone Brooklyn, Clinton Hill continues to be a neighborhood drawing substantial interest," stated Aleksandra Scepanovic, managing director of Ideal. "Condos on the Hill delicately combines the contemporary with the historic, and the modern amenities and outdoor spaces will quickly attract interest."

These prewar townhome conversions offer stunning interiors and serene private outdoor spaces. The kitchens feature high-end stainless-steel appliances, including Sub-Zero refrigerators and fully vented gas-fired Wolf ovens and cooktops. White quartz countertops, java and snow-white stained Shaker cabinetry and imported bevel-edged subway tile backsplashes complete the open kitchen floor plan.



Each residence comes equipped with in-unit washers and dryers. Floors are clad in select white oak, while two full bathrooms—master bath en suite—have large format high-gloss and textured Porcelanosa tiles and fixtures. There are white vessel sinks with chrome faucets, glass-partitioned tubs and walk-in showers finished with chrome rain heads. Each home has a private outdoor space by way of a balcony, patio, roof terrace and/or a backyard.

Condos on the Hill is located between Myrtle and Park avenues. The residences are close to the Myrtle Avenue retail corridor, and near Pratt Institute, Steiner Studios, Brooklyn Navy Yard's Building 92 and the highly anticipated Building 77, a 60,000-square-foot public food hall, anchored by Russ & Daughters. Playgrounds, Pratt's Sculpture Park, community gardens, cafés, culture and nightlife are also nearby. Local restaurants include Il Porto Brick Oven Pizza, Locanda Vini & Olii, The Finch, Aita, Urban Vintage, Choice, Roman's and Speedy Romeo.

The condominiums are serviced by the G train located at Washington and Clinton Avenues as well as the B54, B46 and B47 bus lines. The BQE is also easy to access, connecting future residents to their destinations.