



Handsome Historic Heights Mansion
25' Brimming with Light
plus Double-Wide Garden
222 Henry Street, near Remsen Street





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DESCRIPTION

Built at the top of "the Heights" in 1851 by a shipping magnate, this extraordinary five-story townhouse offers a once-in-a-lifetime opportunity for a discerning buyer.

One of its most remarkable features is the lush, private 50-foot, double-wide garden, which was annexed from an adjacent property over a century ago. Surrounded by neighboring gardens, it is a serene, bird-friendly sanctuary, reminiscent of the intimate yards behind Mediterranean villas. This rare space offers unparalleled multi-level outdoor living, with entrances from two levels, perfect for a secret garden, grilling, and a children's playhouse.

This home enjoys an unobstructed sightline down historic Hunt's Lane, where the sun rises over picturesque carriage houses, filling every floor with morning sunlight. Inside, the garden level boasts raised 9.5-foot ceilings, creating a sense of light and volume that is unmatched. Rare side windows enhance the brightness, and experts have suggested the possibility of enlarging these windows or adding new ones. On the parlour level, a hidden treasure awaits: an oval 3' x 5' floral plaster medallion, intact above a false ceiling, offering a stunning remnant of the home's historic grandeur.

Located just two blocks from Saint Ann's School, Packer Collegiate, and Grace Church School, the townhouse offers an ideal blend of urban accessibility and private tranquility. Convenient access to subway hubs for the 2, 3, 4, 5, F, and R trains ensures seamless commuting, while the nearby semi-weekly farmer's market provides fresh apples, flowers, vegetables, and fish. The property's unique charm extends to its role in the community, famously known as the "Apple House" for its tradition of giving away hundreds of farmer's market apples to trick-or-treaters during Halloween.

This property offers tremendous versatility. Restore the townhouse to its original grandeur as a single-family mansion, following the trend of celebrity-infused Brooklyn Heights, or take advantage of detailed architectural plans to create a luxurious 4-bedroom, 4-bath owner's triplex while collecting top-of-the-market rental income from three upper floors. (Private stairs between the garden and parlour levels accommodate such a layout). A third alternative is to retain its current layout of five luxury, free-market,



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two-bedroom, two-bath, floor-through apartments. Or convert easily to luxury condos. All are in excellent condition with huge windows and tall ceilings. The last lease expires on 10/31/2025, making this a flexible and profitable investment.

The New York Times featured interior details of this historic mansion in an article called "[Charmed Obsolence](#)." This is a rare opportunity to own a piece of Brooklyn Heights history, combining historic charm, modern versatility, and unmatched outdoor space.



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Rental Income Details for Current Configuration

Five thoughtfully renovated, fair-market, luxury rental units (each 2 BR, 2 BA):

Garden:	\$5,600/month (lease through 8/31/2025)
Apt 1:	\$5,200/month (lease through 4/30/2025)
Apt 2:	\$4,650/month (lease through 4/30/2025)
Apt 3:	\$5,600/month (lease through 10/31/2025)
Apt 4:	\$5,665/month (lease through 6/30/2025)

Monthly Total: \$26,950

Annual Total: \$323,400

Nearby Recent Townhouse Comps in Brooklyn Heights

Prior to Full Renovations:

257 Henry St.	\$8.15M
150 Henry St.	\$7.625M
109 Willow Pl.	\$7.050M
5 Monroe Place (<i>last asking, in contract</i>)	\$7.995M

Renovated Mansions:

8 Montague Terrace	\$25.5M
1 Sidney Place	\$22.1M
88 Remsen St.	\$18.3M



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ESTIMATED EXPENSES

Real Estate Taxes	\$65,910
Insurance	\$9,500
Gas & Electric	\$13,100
Water & Sewer	\$3,500
Total	\$92,010

ADDITIONAL INFORMATION

Year Built	1851 est.
Zoning	R6
Approx. Square Footage:	5,625

Price: \$ 7,800,000

Contact:

The Vandenberg Team

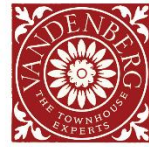
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222 Henry Street
 Approx. 5,625 Above Grade Sq. Ft.
 Approx. 6,750 Total Sq. Ft.



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