

THE
WINDSOR
AT PROSPECT PARK

Overview

The Windsor represents a rare opportunity to join Windsor Terrace, a tree-lined enclave at the gateway to Brooklyn's Prospect Park. The nine-story, brick-clad condominium building features 98 residences, many with private outdoor space and all amplified by indoor and outdoor amenities. The central stairwell connects two levels of common areas, including a co-working suite, media room, private dining room, fitness center, and children's playroom. Dappled sunlight and fresh air flood the serene ground-floor courtyard gardens, while the exceptional rooftop terrace offers outdoor entertaining spaces, cabanas, and blue-sky views of the neighborhood and downtown Brooklyn. Nine-foot ceilings and oversized casement windows frame classic floorplans of up to three bedrooms. Curated materials such as wide-plank white oak flooring and honed quartz countertops create the feeling of timeless solidity, bringing new style to the neighborhood's historic townhouses and buildings. Elegantly imagined by Gene Kaufman Architect and designed by Cat O'Brien Collective, The Windsor is crafted from quality materials to create quality of life.

- 98 condominium residences located in Windsor Terrace
- Studios through 3-bedrooms
- Nine stories
- Entrances on Ocean Parkway & Caton Place
- 5,236 SF of interconnected interior amenity space
- 12,419 SF of exterior amenity space
- Over 50% of units include private outdoor space
- Designed by Gene Kaufman Architect & Cat O'Brien Collective

Exterior Design

BUILDING

- Design that nods to the surrounding neighborhood
- Red brick facade
- Custom oversized casement windows

OUTDOOR SPACE

- Over 50% of units include private outdoor space
- Courtyard & rooftop parks
- Landscaped ground-level garden at main entrance

Amenities

GROUND FLOOR AMENITIES

- Double-height lobby
- Co-working suite with various seating arrangements & privacy pods
- Fitness center

FOUNDATION AMENITIES

- Game room with game tables & seating areas
- Media room
- Entertainment suite with kitchenette, dining & lounge areas
- Children's playroom

OUTDOOR AMENITIES

- Rooftop Park North & Rooftop Park South
 - Great lawn, dedicated BBQ & dining areas, lounge areas & game area
- The Courtyard: Verdant landscaped viewing garden

ADDITIONAL AMENITIES

- Dedicated mail room
- Secure package rooms
- Cold storage
- Pet spa
- Parking**
- Private storage**
- Bike storage**

BUILDING SERVICES

- Part-time attended lobby
- Cyber doorman services
- Porter and superintendent services
- Phone, internet and cable pre-wired for Verizon FiOS & Spectrum
- Wi-Fi in amenity areas

*In select residences **For purchase

THE
WINDSOR
AT PROSPECT PARK

Residences

- Residences, Garden Residences & Penthouse Residences
- Studio, One, One + Home Office, Two, & Three-Bedroom Residences
- In-swing casement windows with low-E coated double glazing
- Ceiling heights up to 9' 2"
- 5" white oak wood floors
- LED recessed down-lights
- High performance, energy-efficient HVAC system with zoned controls
- Front-loading washer & dryer
- Private terraces*

Kitchens

- Custom white oak and painted cabinetry with satin nickel hardware
- Honed Taj Mahal quartz swiss-edge countertop & backsplash
- Stainless steel faucet with integrated hand spray
- Stainless steel under-mount sink
- LED under-cabinet lighting and recessed down-lights
- SMEG appliances:
 - Custom paneled refrigerator & freezer
 - Electric cooktop
 - Electric convection oven
 - Custom paneled dishwasher
 - Over-the-range microwave with recirculating vent

Primary Bathrooms*

- Asian Statuary marble wall & floor tiles
- Custom white oak vanity
- Arabescato Corchia quartz countertop & backsplash
- Under-mount porcelain sink
- Custom satin brass-framed recessed medicine cabinet
- Duravit one-piece toilet
- Radiant heated floors
- Recessed down-lights
- Custom brass vanity sconces
- Satin brass plumbing fixtures & accessories

Secondary Bathrooms**

- Honed limestone porcelain tile floors
- Custom white oak vanity
- Calacatta Monet quartz countertop & backsplash
- Under-mount porcelain sink
- Custom white oak medicine cabinet
- Tub with honed limestone porcelain tile skirt
- Duravit one-piece toilet
- Recessed down-lights
- Radiant heated floors
- Custom brass vanity sconces
- Satin brass plumbing fixtures & accessories

*2 & 3-bedrooms **Studio & 1-bedrooms primary, 2- & 3-bedrooms

Neighborhood

TRANSPORTATION

- Subway:
 - Access to F and G Trains at Fort Hamilton Pkwy station
 - Access to B and Q Trains at Church Avenue station
- Buses:
 - Access to B68 and B16
- Prospect Expressway

DEVELOPER: Local Development Group
ARCHITECT: Gene Kaufman Architect
INTERIOR DESIGN: Cat O'Brien Collective
SALES: The Deborah Rieders Team at the Corcoran Group
BRANDING & CREATIVE DIRECTION: TJH Design
PRE-DEVELOPMENT, DESIGN & CREATIVE DIRECTION: Aguayo & Associates

23 Ocean Parkway, Brooklyn, New York 11218
On-Site Model Residences

www.thewindsorbk.com
[@thewindsorbk](https://www.instagram.com/thewindsorbk)



Sponsor makes no representations except as set forth in the Offering Plan. The complete offering terms are in an offering plan available from sponsor. File No. CD24-0314. Sponsor: 57 CATON PARTNERS, LLC, 1110 42nd Street, Brooklyn, NY 11218. PROPERTY ADDRESS: 23 Ocean Parkway, Brooklyn, NY 11218. Though information is believed to be correct, it is presented subject to errors, omissions, changes and withdrawal without notice. Images are artist renderings and are for illustrative purposes only. Equal Housing Opportunity.