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LET'S CALL IT POSH SLOPE



IT'S STERLING: Slope building turns into condos.



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Reprint

November 5, 2005 -- Park Slope is getting another condo building, but in the case of 172 Sterling, the building has a history. Located off Flatbush Avenue, 172 Sterling is one of five limestone-fronted townhouses built in the early 1900s along this section of Sterling Place.

While the exterior of 172 Sterling will remain untouched, the inside will be gutted to create eight three-bedroom units, all measuring roughly 1,300 square feet.

To appeal to families, an elevator will be added to the four-story building, according to Fabian Friedland, president of Montagu

Square Development.

The building's two ground-floor units will come with gardens, while private roof access will be offered with the two penthouses.

Prices for the apartments at 172 Sterling are expected to be in the \$900,000 to \$1.3 million range. (One yardstick of Park Slope prices: A 750-square-foot two-bedroom at 164 Sterling, another limestone-fronted building, sold for \$445,000 in May.)

The building should be ready next summer, with the Corcoran Group starting sales in February. www.montagusd.com

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