

280 Washington Avenue

# THE PFIZER MANSION

CLINTON HILL, BROOKLYN



Built in 1887

7 BEDS | 7.5 BATHS | 10,000 SQ FT | 5,000 SQFT LOT

## A LUXURIOUS HISTORY

This five-story Queen Anne mansion was built in 1887 by Charles Erhart, a cousin and brother-in-law of Charles Pfizer and a co-founder of the family's chemical company. After being occupied by Mr. Erhart's daughter, it served as temporary offices for the Brooklyn Public Library, the Roman Catholic bishop's residence, then as a Roman Catholic girls' school. In 1991, Legion Davies, a rock musician, purchased this home and lived here with the bass player Paul Raven of the bands Killing Joke, Prong and Ministry.

In 2007, 280 Washington Avenue was purchased by the Warrens and floor-by-floor and it underwent a \$5 million restoration to return it to conventional single-family residence. The meticulous renovation, led by Jessica Warren, of JP Warren Interiors and Neuhaus Design Architecture, saw artisans work by hand to restore intricate plaster moldings, yards of woodwork, the facades stonework, and more. One of the most notable features is the kitchen. Once a conservatory built by the Brooklyn Public Library, the Warrens had the curved room renovated and transformed into a magnificent chef's kitchen.

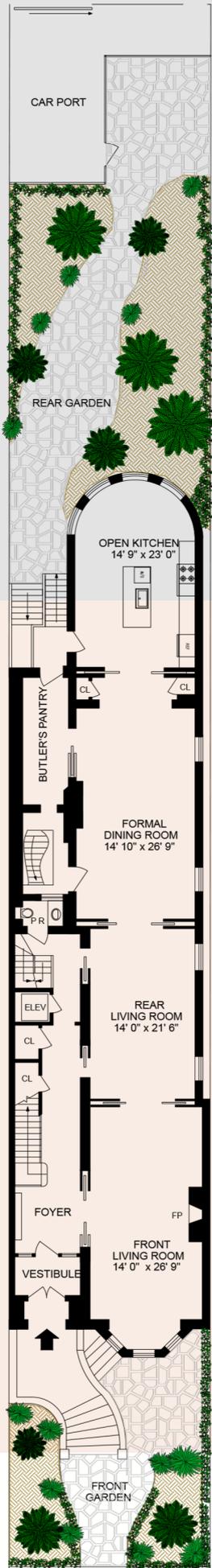
280 Washington Avenue is a block-through property sitting on a double lot, which allows it to have an extraordinary garden and private driveway. It is truly a one-in-a-million property with limitless potential for buyers looking for a dream home or institutions looking for a dynamic investment.



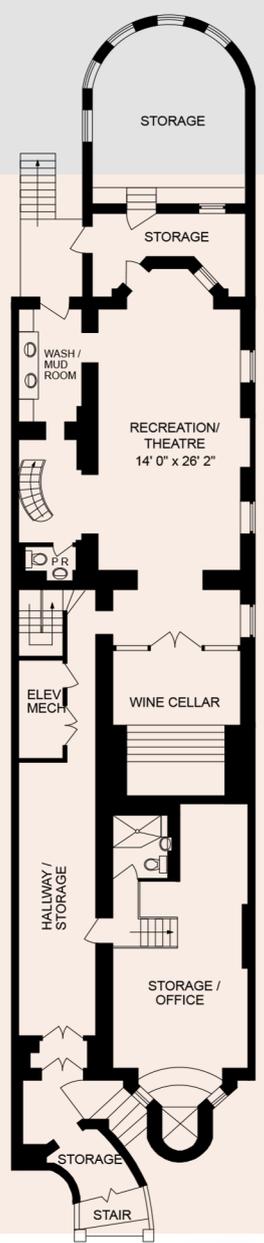
# DETAILS FOR DELIGHTFUL DAYS



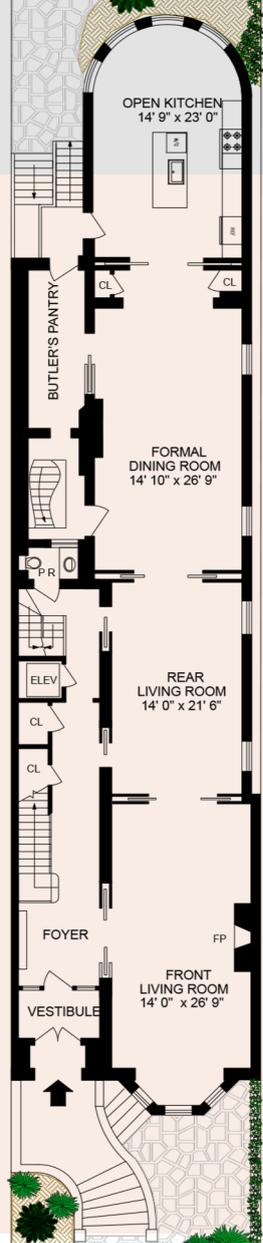
# ALMOST 5,000 SQUARE FEET OF INDOOR & OUTDOOR ENTERTAINMENT SPACE



280 Washington Avenue



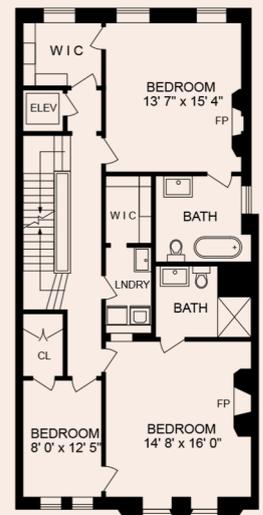
BASEMENT



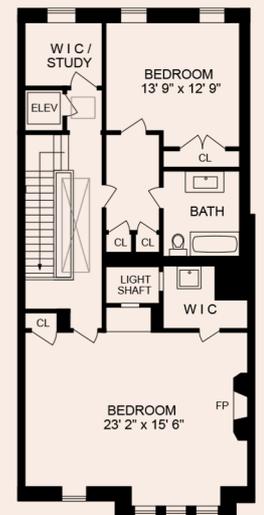
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

# MORE THAN A MANSION. MORE THAN A BUILDING. MORE THAN A HOME.

This mansion's history speaks to the limitless potential of its future. Let its past spark something magical for your family, institution, organization, or business. What was once a rocker's musical retreat could be your museum or art gallery's artist residency. What was once a Catholic School residency for its Bishop could be a university-owned home for guest lecturers and intimate galas. What was once a sprawling home could be an extravagant bed and breakfast with co-working space.

When a home's past is this rich, its future is wealthy.

## POTENTIAL USE CASES

- ARTIST RESIDENCY
- UNIVERSITY HOME
- BED & BREAKFAST
- SINGLE FAMILY HOME
- CONDOMINIUM
- CO-WORKING SPACE
- EVENT SPACE



## MANSSION EXPENSES

- Chubb Insurance: \$19,084.00
- Con Edison: \$8,834.77
- National Grid: \$10,559.01
- NY Water Board: \$894.05
- Annual Taxes: \$21,489



Photography by Rayon Richards & Connie Zhou

# THE BROOKLYN MANSION

This immaculate home with exponential entertaining space and amenities--three great rooms, a wetbar, lounge, billiards room, and an elevator linking every floor. It is truly a mansion. Be the first to see this historic treasure.

\$9,995,000

FIND YOUR  
SWEET SPOT

for more information, contact

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