

Carroll Gardens condo project combines the old with the new

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L3 Condominiums hosted its grand opening on September 18. The event, held on site at 191-193 Luquer St. in Brooklyn, N.Y., marked the beginning of sales. The project is a unique combination of the old and the new, integrating a four-story 19th century convent with two brand new four-story buildings into 12 high-end, design-oriented residential condominiums.

"Our goal was to create a distinct modern living experience that emphasizes architecture and top-quality construction," said JC Keeler and Peter Guthrie, the project's developers.

Guthrie, the project's chief architect and general contractor, worked with fellow architect Mark Dixon on the building's design.

Highlyann Krasnow, executive vice president of The Developers Group, exclusive sales and marketing agents for the property, thinks the building will revolutionize residential living in Carroll Gardens.

"We anticipate L3 Condominiums selling out within hours. Buyers will be overwhelmed by the open layouts, soaring views and exquisite detail in this building," she said.

The building's design incorporates double ceiling heights, storefront glass windows, hardwood floors and extraordinary views from the balconies or roof decks that come with every-unit. Kitchens will boast airy layouts, featuring stainless steel appliances and finishes by Jenn-Air, Bosch and Wolf. Bathrooms will feature Carrara marble tub decks around oversized "Zen" soaking tubs and sleek modern fixtures. Some units will have access to landscaped gardens with terraces, lawns and planters. The building will also have two landscaped entry courtyards behind luminous glass panels.

L3 will feature a variety of duplexes, loft-like spaces and penthouses ranging in size from 850 s/f to 1,900 s/f. Prices start at \$600,000.