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574 Washington Avenue **\$1,999,000**
 Brooklyn, New York 11238 (Fulton Street and Atlantic Avenue) #16588355



Price:	\$1,999,000	Views:	---	Status:	Contract Signed
Rm / Bd / Bth:	11 / 6 / 3	Exposures:	---	Listed:	04/25/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	24
Approx SF:	3,600	House Style:	Townhouse	Orig Ask Price:	\$1,999,000
\$ per SF:	\$555	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$266	Fireplace:	---		

Description:

We currently have an accepted offer. This turn of the century four-story brownstone is a legal three family currently set up as a spacious owner's duplex with two income-generating rentals. The scale of this building is rare among townhouses in the area: the building is 20 ft wide by 45 ft deep and sits on a 130 ft deep lot. The current facade has been scored and is ready for a new brownstone facade of your choosing. The owner's duplex has not been renovated for several years though the apartments on the 3rd and 4th floors have been more recently updated. Additionally, the third and fourth floors are being rented by dream tenants: they take care of their spaces and pay rent on time. Their current leases expire 7/31/17 and 10/31/17, respectively. The total current rent roll is \$4100 per month. The owner's duplex will be delivered vacant. Third floor pays \$1900 and the 4th floor pays \$2200. There is a development opportunity here as well as the building has R6-B, R7-A, with a C2-4 overlay and additional FAR of approx. 1600 square feet, according to PropertyShark. Mechanically, the house has a new gas boiler and new waste lines from the second floor down. Steps away from the Clinton-Washington stop off the C train, it is close to shops and restaurants in the vibrant Clinton Hill area of Brooklyn. --Cellar:900 sq ft /7'4" ceiling sq ft /8'8" ceiling FRONT /8'0" ceiling REAR --2nd Fl:900 sq ft /9'0" ceiling --3rd Fl:900 sq ft /9'10" ceiling --4th Fl:900 sq ft /9'10" ceiling FRONT /8'6" ceiling REAR All information furnished regarding property for sale, rental or financing from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions are approximate. For exact dimensions, you must hire your own architect or engineer.

378 6 Street

Brooklyn, New York 11215

\$2,000,000

#15008939



Price:	\$2,000,000	Views:	---	Status:	Contract Signed
Rm / Bd / Bth:	6 / 3 / 2	Exposures:	---	Listed:	03/16/2017
MdBd / MdBth:	- / -	Outdoor:	---	Days on Market:	64
Approx SF:	1,806	House Style:	Home	Orig Ask Price:	\$1,199,999
\$ per SF:	\$1,107	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$116	Fireplace:	---		

Description:

In the heart of district 15, situated on a tree-line street close to cafe's, restaurants and streaming with culture, this gem (with great potential) is waiting for you. A 1901 brick townhouse nestled in one of Brooklyn's most sought after neighborhoods-Park Slope, has 1,228 sq. ft. of unused buildable square feet-a creative minds dream. With just a little imagination you can turn this two-unit house into your dream home. Utilize the 10-foot high ceiling parlor floor as a center piece to welcome quest leading them through detailed double doors into a large greeting formal area surrounded by sunlight coming through the large windows. Original wood banisters can add a vintage touch to what can become a modern home. The possibilities do not stop there, as you make your way to another level of potential: the 3rd floor. At approximately 640 sq. feet this floor can be transformed into an apartment, a large living area or bedrooms all while under two skylights. Overlooking the patio garden this third floor is only half of what this home could be. The garden level has a separate entrance leading into a large open layout where you can, yet again, use your imagination and turn it into a 1 bedroom garden apartment, large living room or an entertainment area. If this description has excited your hearts, just imagine what you can create with the additional floor space. Please join me on my Open Houses and see for yourself!