



LESLIE J. GARFIELD

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385 7 Street

Brooklyn, New York 11215

\$2,600,000

#16489350



Price:	\$2,600,000	Views:	---	Status:	Contract Signed
Rm / Bd / Bth:	9 / 5 / 2	Exposures:	---	Listed:	04/04/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	31
Approx SF:	2,295	House Style:	Home	Orig Ask Price:	\$2,600,000
\$ per SF:	\$1,133	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$410	Fireplace:	---		

Description:

Welcome home to this handsome Center Slope brownstone! Entering the gracious parlor level, French doors lead into an expansive and airy living room with high ceilings and oversized south and north-facing windows allowing sunlight to pour in. Lovely original details abound, such as refinished inlaid parquet floors, three decorative fireplace mantles, moldings, pocket shutters, wainscoting, an ornate newel post, and chandeliers. A separate dining area overlooks the peaceful rear garden, and an open windowed kitchen offers cherry cabinetry and black granite countertops, a gas range and microwave, dishwasher, and custom paneled built-in refrigerator. The sun-filled upper level houses four bedrooms and a sky-lit bathroom. Two of the bedrooms can accommodate king-sized beds. The rear bedrooms feature seasonal Downtown Brooklyn views. Additional details on the upper level include original wide pine plank floors and a stained-glass hallway skylight. Period charm continues as you make your way down to the garden level; comprised of three separate rooms that can be used in a variety of ways, including additional living space or bedrooms. The second windowed bathroom is located on this level. Currently arranged as a single-family, this home is legally zoned as a 2-family and can be easily converted into an owner's duplex over an income-producing rental by adding a kitchen (plumbing is already in place). The deep garden is an urban oasis, accessible from this floor. Downstairs, the dry cellar offers laundry and plenty of space for storage. This home measures 17.5? x 45? and sits on a 100? lot. There is a substantial amount of buildable square footage (FAR) available. Conveniently set on a tree-lined Center Slope block, all the amenities of both 5th Avenue and 7th Avenue are within steps. Magnificent Prospect Park is just a 10-minute stroll, and 7th Avenue F/G station and 9th Street F/G/R station are equidistant. Currently zoned for PS 39.

856 Fulton Street

Brooklyn, New York 11238 (CLINTON)

\$2,300,000

#12309465



Price:	\$2,300,000	Views:	---	Status:	Contract Signed
Rm / Bd / Bth:	8 / 4 / 3	Exposures:	---	Listed:	04/29/2016
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	371
Approx SF:	4,064	House Style:	Townhouse	Orig Ask Price:	\$2,800,000
\$ per SF:	\$566	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$338	Fireplace:	---		

Description:

Endless opportunities abound! Answer the knock! Highly visible 20ft wide Mixed Use Building on the prime Fulton St block between Clinton and Vanderbilt. Family owned for over 30 years this building boasts two 2 Bedroom Residential apartments and a commercial space. The Ground Floor Commercial Space has a high income producing business that has existed over 20 years. The second floor as well as the commercial space has been beautifully renovated. Located on the aorta of Clinton Hill with a maximum usable floor area of 6,336 the potential prospects are astounding. This highly visible, heavily trafficked location is ideal for investors. The area is booming with ongoing construction projects and approved development plans. Don't miss the chance to build your brand in Clinton Hill. Currently zoned as a two family with one store or Office (S2), C2-4/R7A. The neighborhood; with 17 New Development Residential Buildings from Pacific Park (asking between \$1250 and upwards to \$2000 per square feet!) and another 48 high-end condos for 500 Waverly in development right on the corner. This neighborhood along with this property will reap the rewards of Brooklyn's largest area of residential development. Don't miss this opportunity and see your new asset appreciate! This will not last! Call today for a private showing.

380 Sixth Avenue

Brooklyn, New York 11215 (6th Street)

\$2,650,000

#16391194



Price:	\$2,650,000	Views:	---	Status:	Contract Signed
Rm / Bd / Bth:	11 / 5 / 4	Exposures:	---	Listed:	03/21/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	45
Approx SF:	2,752	House Style:	Townhouse	Orig Ask Price:	\$2,650,000
\$ per SF:	\$963	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	\$843	Fireplace:	---		

Description:

Built in 1888 by developer Thomas Butler, 380 6th Avenue sits on a quiet tree-lined block in the heart of historic Park Slope. This beautiful 4-story brick and brownstone townhouse is designed in the Queen Anne style and is currently configured as a garden duplex and two floor-through apartments above. The duplex was renovated in 2016 and includes two and a half sparkling new baths, a wood-burning fireplace, and an expansive kitchen with limestone countertops. The duplex also has exclusive access to a partially finished basement, a private and tranquil backyard, and a sunny deck off the kitchen. Upstairs an exposed brick staircase leads up to two sunny high-income floor-through apartments. The third-floor apartment features exposed brick walls and a cozy wood-burning fireplace for cold winter nights. The fourth-floor apartment is graced with unusually high ceilings and a large skylight. 380 Sixth Avenue is close to the best of Park Slope, including Prospect Park and the great shops and restaurants of 9th St, 5th Ave, and 7th Ave. The F/G trains at 7th Avenue and the N/R at Union Street are also close by for a quick commute to Manhattan.