



www.lesliegarfield.com
 212.371.8200
 info@lesliegarfield.com

22 Sterling Place **\$1,850,000**
 Brooklyn, New York 11217 #3028800

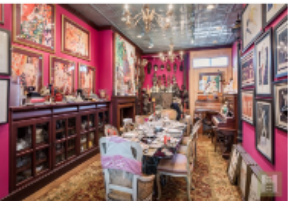


Price:	\$1,850,000	Views:	---	Status:	Sold
Rm / Bd / Bth:	-- / 4 / 2.5	Exposures:	---	Listed:	03/28/2012
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	0
Approx SF:	---	House Style:	Home	Orig Ask Price:	\$1,850,000
\$ per SF:	---	Washer/Dryer:	No	Last Ask Price:	\$1,850,000
Maint/CC:	---	Air Conditioning:	---	Date Sold:	05/02/2017
R.E. Taxes:	\$4,277	Fireplace:	---		

Description:

This exquisite home boasts a museum quality Victorian restoration. It is rare to see renovation of this quality - parquet floors, lighting fixtures, decorative plaster moldings, woodwork, marble mantles - all in mint condition. The owner's lower duplex includes the grand parlor floor with beautiful kitchen with marble counters and premier appliances, spacious dining area, and half bath. Two bedrooms, one currently used as a study, and full bath are at the garden level. The inviting south garden is accessed from the garden floor and from a large deck off the parlor floor. The tenant's third floor apartment offers a bedroom plus study, new kitchen and bath. Both units have washer/dryer. Split air-conditioning system. All mechanicals are new. Nothing has been spared in this jewel of a house located on a lovely North Slope block convenient to shopping and subways. For more information and for viewing appointments, call: Susan Breen Susan N. Breen Real Estate 718-638-6654 cell: 718-501-2502

578 Myrtle Avenue **\$2,500,000**
 Brooklyn, New York 11205 #16244838



Price:	\$2,500,000	Views:	---	Status:	Sold
Rm / Bd / Bth:	8 / 2 / 3	Exposures:	---	Listed:	02/21/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	6
Approx SF:	3,200	House Style:	Townhouse	Orig Ask Price:	\$2,500,000
\$ per SF:	\$781	Washer/Dryer:	No	Last Ask Price:	\$2,500,000
Maint/CC:	---	Air Conditioning:	No	Date Sold:	05/01/2017
R.E. Taxes:	\$3,304	Fireplace:	Working		

Description:

Rarely does a home like this come to market! An Immaculate townhouse with lots of charm within a great location in Clinton Hill. This 3 story zoned 2 family with a commercial space on the ground floor is the ideal property for those seeking a sprawling townhouse to call home or the savvy investor looking for an investment property. Currently being used as a single family with an artist space/loft on the top floor, this property has been cared for with the finest of touches. Measuring approximately 20ft x 40ft deep totaling approximately 3,200 sq ft. 4 functioning wood burning fireplaces, finished basement, a large backyard, southern exposure and centrally located to local restaurants and shops such as Soco, Brooklyn Tap House, Best of Bourbon to name a few, the next owner will truly enjoy all this home has to offer. With the "G" train at Lafayette Ave. you're sure to have an easy commute to Manhattan and beyond.