

## 295 Warren Street

Multi-Family Townhouse : Cobble Hill



**\$1,799,000** (Approx. \$597 /Sq.Ft.)

- 4 Units
- 4 Floors
- 17 Rooms
- 4 Baths

Building Dimensions: 16.75 x 45  
Bldg Sq. Footage: 3,015



Location, Location, Location! This three family four story brick townhouse in Prime Cobble Hill is currently configured as a four family and has endless opportunities! Perfectly situated between Court and Smith this brick townhouse is just steps from transportation, and the vast array of specialty shops Cobble Hill and Boreum Hill are famous for. The house offers large lower apts that could easily be combined to make a duplex with access to garden. The upper two units could be combined to make a duplex with terrace. As either 1, 2, 3 or 4 units you have options to own and invest in (+ with some extra FAR to build on). With its original woodwork & details, porch extension, a large + quiet yard with apple tree and wall of vines, this townhouse offers the seclusion and peace of a townhouse with access to all that Downtown Brooklyn offers. The upper rentals have been renovated. They offer exposed brick, french doors, a huge BR, a deck off of the 2nd floor apt/ high ceilings, and wood floors. The top unit is a 2BR and many floors have all of the original details left intact. The house updated electrical & plumbing with well maintained roof and furnace. It has been lovingly cared for and maintained by the current owners for over 37 years. Bring your ingenuity and ideas!

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