

82 Lexington Avenue

Multi-Family Townhouse : Clinton Hill

\$1,645,000 (Approx. \$457 /Sq.Ft.)

\$3,595 Annual RE Taxes

- 3 Units
- 4 Floors
- 14 Rooms
- 5.5 Baths

Lot Dimensions: 20x100
Building Dimensions: 20x45
Bldg Sq. Footage: 3,600



Stunning Clinton Hill 4 Story, 4 unit (use as 3 unit), Turn of the Century Brownstone! This home has been completely gut renovated in the brownstone tradition with all modern amenities & exquisite finishes. Built 20'x45' on 100' lot, it is currently configured as a 3 bedroom, 3.5 bath owner triplex & two 2 bedroom rentals on the 3 & 4 floors. The stunning owner triplex starts from the parlor floor. This great room is flooded with light & seamlessly flows from the living room onto a massive custom built kitchen and dining room. This grand parlor floor is accentuated with cherry hardwood floors, restored mantles & exposed brick, a powder room & French doors that open onto a spacious deck overlooking a S-facing garden. The state of the art kitchen includes GE Monogram appliances, granite countertops, custom wood cabinetry & a double sink. The garden level features a spa-like master suite with a soaking tub & double vanity sink. There are 2 additional bedrooms & a tiled bath on this floor. Step down to the third level to a massive rec. room, ideal for media, studio space or play room. The fully equipped triplex has central HVAC, security system, video intercom, built in I-pod docking systems, wired indoor/outdoor speakers & radiant heated floors in the baths. The 3 & 4 floors have two high-end rentals featuring hardwood floors, granite counter tops, washer/dryer hook ups & exposed brick bringing \$5,000+/-/mo income – a solid investment also!

Basement: Part of owner triplex -- Finished recreational room with bathroom ideal for media, playroom, gym, office or wine cellar.

Garden Floor: Part of owner triplex -- Master suite with private spa bathroom, 2 additional bedrooms, one additional bathroom and access to garden.

Parlor Floor: Part of owner triplex -- Great room including living room, kitchen, diningroom, power room and deck leading to the garden.

3rd Floor: Rental apt - 2 bedroom, 1 bathroom, living room and dining room and washer/dryer hook up.

4th Floor: Rental apt - 2 bedroom, 1 bathroom, living room and dining room and washer/dryer hook up.

FEATURES

- Decorative fireplace

Tom Le Senior Vice President Licensed Associate RE Broker
p. (718) 422-2524 Tom.Le@corcoran.com

Dennis McCarthy Sales Associate Licensed Associate RE Broker
p. (718) 422-2568 Dennis.Mccarthy@corcoran.com

Michael Pacifico Licensed RE Salesperson
p. (718) 422-2596 Michael.Pacifico@Corcoran.com

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