

# 745 Westminster Road

Multi-Family Townhouse | Block & Lot 6687-69 | Ditmas Park

**\$1,395,000** (Approx. \$294 /Sq.Ft.)

\$7,764 Annual RE Taxes



- 2 Units
- 3 Floors
- 13 Rooms
- 3 Baths

Lot Dimensions: 40 x 100  
 Building Dimensions: 26.5 x 44  
 Bldg Sq. Footage: 4,740  
 Zoning: R2



This meticulously maintained Victorian home is located in prime Ditmas Park. It has a lovely owner's triplex with a large updated kitchen and separate dining room, original detail, a great income producing 2 bedroom unit, full basement with 8 foot ceilings, 2 washer/dryers, private garage, front and back gardens, and so much more. Move right in!

## FEATURES

- Gas fireplace
- Decorative fireplace

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**Basement:** Unfinished. Washer and dryer in place. NEW furnace, forced air heat. NEW hot water heater. 200 amp

**1st Floor:** Lovely rental apartment. 2 bedrooms with full bath, large living room and dining room. Good size kitchen. 2 fireplaces.

**2nd Floor:** RENOVATED OWNER'S DUPLEX: Spacious L shape living room and dining room with fire place, and terrace. Recreation room with beamed ceilings and a fireplace. Fully renovated open eat-in-kitchen with cherry wood cabinets, stainless steel appliances and slate counter tops. 2 bedrooms and renovated bathroom.

**3rd Floor:** Large Master Bedroom with HUGE closets. 2 additional bedrooms. Renovated bath with jacuzzi tub, separate shower and double sink. Washer / Dryer. Plus triangular room perfect for storage or playroom.

**Separate Garage:** 9.5" x 19"

**Back Yard:** 28.5" x 30'7"