

## 206 Vanderbilt Avenue

Multi-Family Townhouse : Block & Lot 2092-0035 : Fort Greene

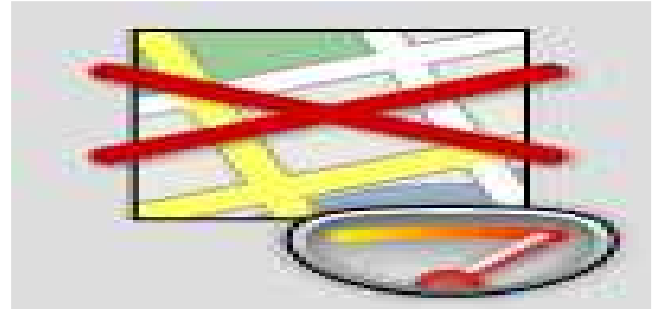


**\$3,129,000** (Approx. \$569 /Sq.Ft.)

\$7,835 Annual RE Taxes

- 3 Floors
- 14 Rooms
- 3.5 Baths

Lot Dimensions: 23.92x100  
Building Dimensions: 23.92x45  
Bldg Sq. Footage: 5,500



ENDLESS OPTIONS in this enormous townhouse right in Historic Fort Greene. Currently, a two-family configured as a three with extraordinarily large apartments (delivered vacant) and a HUGE English basement, which could be used as an artist studio, offices, almost anything. Each unit has approximately 950 sq. ft. and the wide halls add another 110 sq. ft. and command handsome rents. They are completely renovated to an incredible standard with gorgeous baths and kitchens, two with working wood-burning fireplaces, an outdoor deck which is approximately 1,250 sq. ft. and a shared roof deck which is over 900 sq.ft. They all have a W/D and Modern Fan Company ceiling fans. The English basement has approximately, 2,300sq. ft. of space with five skylights and two covered windows, which could easily be opened up to let in even more light and air. A poured concrete floor and a half bath make this downstairs space incredible, with so many options awaiting your desires and decisions. This home is right next door to a building designed by the renowned "starchitect" David Adjaye and is on a block that is seeing an EXTREME yet beautiful transformation, thanks, in part, to St. Joseph's College new gymnasium. It is only four blocks to Fort Greene Park and mere steps to, shopping, restaurants, transportation and so much more. All of these things make this home something which has to be seen! Call today to view or come to the Open House on Sunday!

**Basement:** Enormous basement with 6 skylights and possibly two windows, which could be opened, currently sealed. Half bath, Washer/Dryer hook-up. 10ft ceilings, poured concrete floors. Over 2,050 square feet.

**1st Floor Apartment:** 2 bedrooms, 1 bath. Approximately, 950 sq. ft. with 1,100 sq. ft. outdoor roof deck. Gorgeous kitchen and bath Washer/Dryer in the apartment. Could easily be connected with the basement for an incredibly large apartment.

**2nd Floor Apartment:** 2 bedrooms, 1 bath. Approximately, 950 sq. ft. Washer/Dryer, gorgeous kitchen and bath. Access to the roof deck which is approximately 950 sq. ft.

**3rd Floor Apartment:** 2 bedrooms, 1 bath. Approximately, 950 sq. ft. Washer/Dryer, gorgeous kitchen and bath. Access to the roof deck which is approximately 950 sq. ft.

## FEATURES

- Roof deck
- Wood-burning fireplace
- Decorative fireplace

**Merele Williams-Adkins** Vice President Licensed Associate RE Broker  
p. (718) 210-4005 [MWA@corcoran.com](mailto:MWA@corcoran.com)

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified