

## 272 Marion Street

Multi-Family Townhouse | Block & Lot 1519-0014 | Bedford - Stuyvesant



**\$899,000** (Approx. \$225 /Sq.Ft.)

\$600 Annual RE Taxes

• 2 Units	Lot Dimensions:	2500
• 4 Floors	Building Dimensions:	25x50
• 8 Rooms	Bldg Sq. Footage:	4,000
• 5 Baths	Zoning:	R6



Big, bold and beautiful comes to mind upon entering this fantastic 2-family 4-story brick building located in one of Brooklyn's of-the-moment destinations-"Bedford Stuyvesant". Configured as a 3 bed 3 bath duplex with roof deck & garden access over a 3 bed 2 bath duplexed into a lower rec room. Spanning 25 by 50 feet per floor totaling 4000 SF to separate, join or create a space specifically designed with your lifestyle in mind. When it comes to houses-size does matter! Both units are configured with oversized windows, hardwood floors, recessed lighting, and custom kitchens and spa-like baths beautifully tiled and appointed with deep soaking tubs. The bedrooms are generously proportioned offering plenty of closet space. The upper duplex unit with open living/dining area adjacent to the kitchen and opposite dining room with egress to the backyard makes this space perfect for entertaining. Above are 3 bedrooms, bathroom and the master bedroom with en-suite bath and walk-in closet, so, fashionistas will have no worries about housing their couture! One flight is a private roof deck boasting spectacular views of the Manhattan Skyline! The 2nd unit duplex offers 3-beds and 2 full baths, w/d hookup, and egresses to the front and back yard from the lower level offering one options to redefine the space into 3 separate units! Nearby are the usual necessities. Within a few blocks of transportation(C,J)and a park!This is a must see!This is a must see!

### FEATURES

- Garden

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