

230 Bergen Street

Multi-Family Townhouse : Boerum Hill



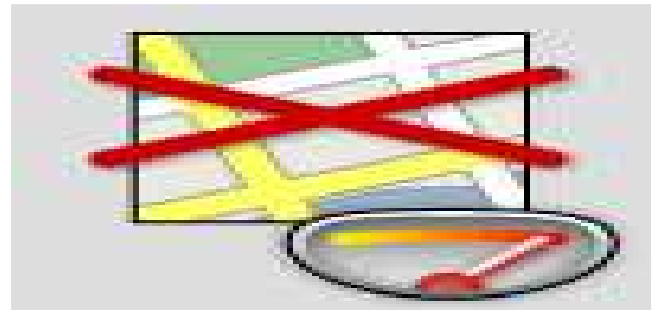
You will have an owner's duplex with central air, 3 bedrooms, 2.5 baths, renovated kitchen, detail filled parlour, and formal dining room when you own this wonderful Boerum Hill 3 family brownstone. Add in the fully finished rec room and office in the basement with 1/2 bath and laundry room (which yields approx. 2000 sq.ft. for the owner) plus lovely wide plank floors, a deck and greenhouse off the parlour floor, and beautifully planted garden, and the picture is almost complete. Finally, the top two floors are each a one bedroom plus den rental apartment, with excellent combined income of over \$4000 a month. Think how much of your mortgage that can cover! If you are wondering why there has been so much talk about Boerum Hill Brooklyn, this is your chance to find out. There are the lovely quiet tree-lined streets, it is only a short stroll to 13 subway lines, an even shorter stroll to the destination restaurants and shops on Smith and Court Sts., 5th and Atlantic Aves., a true "Foodie's" heaven. The culture center, BAM, is also within an easy walk. With excellent mechanicals, this well maintained 3 unit brownstone is ready for you to move right in, just in time for blooming season in the south facing garden, and timed to see all the trees lining Bergen Street and the surrounding blocks add their coats of Spring green leaves. Why would you want to live anywhere else? Come see for yourself.

\$2,800,000 (Approx. \$875 /Sq.Ft.)

\$5,243 Annual RE Taxes

- 3 Units
- 4 Floors
- 15 Rooms
- 4.5 Baths

Lot Dimensions: 20 X 100
Building Dimensions: 20X 40
Bldg Sq. Footage: 3,200



Basement: Finished Basement: Recreation room, separate office, 1/2 bath, laundry room

Garde: Master bedroom with en-suite bath, walk in closet, and two other bedrooms and one more full bath.

Parlor: Formal Dinning Room, Living Room, Renovated Kitchen, Deck to Garden, Green House

Third floor: One Bedroom plus office floor through apartment.

Fourth Floor: One Bedroom plus office floor through apartment.

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