

# 184 Degraw Street

Multi-Family Townhouse : Cobble Hill

Rarely available 3 Family- 4 stories and 2 parking spaces on treelined block in Cobble Hill. The very large lower- owners Duplex - 2000 sq ft. - duplex apt has two bedrooms, two home offices with windows, a separate rec room and great storage space. It also has a newly renovated kitchen and three renovated bathrooms. Finally, It has TWO parking spaces and a beautiful south facing garden.! It is easily converted into a three bedroom plus office or a full four bedroom apt if so desired. The first floor has a large living room with a wood burning fireplace, a dining room, renovated kitchen,two renovated bathrooms and two bedrooms. The two home offices, with windows, are on the bottom floor along with the rec room, and a renovated bathroom. Apartment Features: North exposure, South exposure, Wood-burning fireplace, Garden, Floors - hardwood, Storage space, Washer/dryer, Dishwasher The 2nd floor rental unit is 1100sqft with 2 bedrooms and 2 bathrooms and a terrace. Current rent is \$3000 a month and tenant pays utilities. The apartment has it's own washer and dryer and wood burning fireplace. Lease is month to month.

**\$2,499,000** (Approx. \$714 /Sq.Ft.)

\$10,020 Annual RE Taxes

- 3 Units
- 4 Floors
- 99 Rooms
- 6 Baths

Bldg Sq. Footage: 3,500



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