

72 Middagh Street

Multi-Family Townhouse • Block & Lot 216-21 • Brooklyn Heights



\$3,200,000 (Approx. \$970 /Sq.Ft.)

\$12,720 Annual RE Taxes

- 2 Units
- 4 Floors
- 4 Baths

Lot Dimensions: 25 x 100
Building Dimensions: 23 x 27
Bldg Sq. Footage: 3,300
Zoning: R7



The "height" of indulgence in historic Brooklyn Heights—parking + a rear carriage house/garage comes with this sun dappled, former school house with windows on all sides situated on a landmarked block. While this approx 3000 SF, 4-storied house (2 extensions) boasts a new wood-frame façade, much of its original detail (wood beams, wide pine-plank floors, exposed brick + 6 decorative fireplaces) remains intact, lending to its unique character + charm. These artifacts exist seamlessly with the infusion of 21st century comfort + luxury shown in the thoughtfully renovated kitchen + baths in the upper duplex (radiant heat + Zuma soaking tub in master bath + split a/c system). Currently configured as a double duplex, could be transformed to a single family or kept as a 2 family with income potential-rent out the lower duplex or create a studio rental on the 1st level. And if all that is not enough to seal the deal, the house features a small, but expandable, south-facing garden, a driveway with the ever-elusive protected parking + approx 425 SF carriage house/garage ripe with possibilities (work studio, recreation space). Additional FAR + plans are available showing other house configurations-expansion of the upper floor + addition of a deck, as well as carriage house + rear yard re-imagined. This gem is perfectly located near 4 subways, excellent restaurants, DUMBO + the nearby Squibb Bridge provides even faster access to the thriving Brooklyn Bridge Park. INDULGE! Owner/broker.

First Floor: A wide open space with a full bath. It is currently the bedroom for the lower duplex, but it would make a great recreation room or possible studio rental. This floor also houses the mechanicals, and has the driveway entrance.

2nd Floor: The kitchen is in the extension. Currently set up as a living room with the middle room as dining. However, the windowed middle room could be living with a large bedroom on this floor as well. There also is a full bath and storage under staircase.

3rd Floor: The kitchen is in the extension. This floor is set up as a huge living/dining space with a full bath.

Top Floor: This floor features 2 dormered bedrooms and a full bathroom.

Carriage House/Garage : A separate building on the back of the lot, it has room for 3 cars, and has a long driveway leading to it with a garden. Could be converted into a work studio or use one bay for parking + rent out the others.

FEATURES

- Garden
- Decorative fireplace

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