

209 Kent Street

Multi-Family Townhouse : Greenpoint

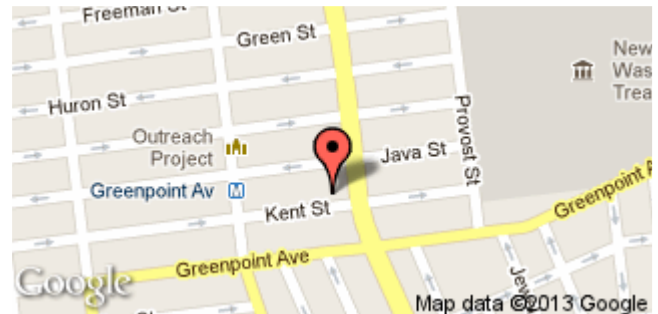
Incredible Charming Townhouse On Gorgeous Kent Street Incredibly rare! A gorgeous, well maintained two family, three story townhouse for sale on Kent Street. Located on a residential tree lined block just a block from everything on Franklin Street and a short walk to the East River Ferry, Transmitter Park and everything else north Greenpoint has to offer. This property features three floors plus basement and has been well kept and maintained. The ground floor features a two bedroom layout with an eat in kitchen overlooking a large wood deck which leads down to the garden. Upper floors can be used as an owners duplex or combined with the ground floor to create an incredible 2,208 square foot triplex home. Building is set back from sidewalk which creates a great front yard in addition to a large rear garden. In addition the lot features a rare Greenpoint high density zoning (R6A) which allows for up to 7,500 square feet to be built allowing for the new owner to expand or build with very little limitation. All measurements and zoning descriptions are approximate and should be independently verified by a licensed architect or engineer. Lot Size: 25' x 100' Building Size: 22' x 28' + Extension Interior Square Footage: 2,208 Lot Square Footage: 2,500 Gas Heat Boiler + Hot Water Tank Property Taxes:\$3,659 Zoning: R6A FAR: 3

\$1,395,000 (Approx. \$632 /Sq.Ft.)

\$3,659 Annual RE Taxes

- 2 Units
- 3 Floors
- 99 Rooms
- 3 Baths

Lot Dimensions: 25 x 100
Building Dimensions: 22 x 28
Bldg Sq. Footage: 2,208
Zoning: R6A



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