

455 Sackett Street

Multi-Family Townhouse :: Carroll Gardens

\$2,500,000 (Approx. \$735 /Sq.Ft.)

\$5,940 Annual RE Taxes

- 2 Units
- 3 Floors
- 10 Rooms
- 3.5 Baths

Building Dimensions: 18 x 60
Bldg Sq. Footage: 3,400
Zoning: R6



This loft-like, approx. 3400 sq. ft. 3-story home, steps from Smith St., has been transformed into a home larger than a typical 4-story w the addition of a 20' extension on all floors, allowing for light-filled open-plan living & very few stairs. Add to that an elegant renovation that includes all new bathrooms and kitchens, a landscaped backyard, and if desired, a rental income to help pay your mortgage. Currently used as a 2-family with a 1000 sq. ft. high-income garden rental, and a 2400 sq. ft owner's duplex, this house is easily usable as a one family home as well. Flexible, practical and beautiful from top to bottom; the 3 bed, 2.5 bath duplex PLUS a finished English basement with a workshop and light-filled media/play room with garden access are currently used by the owners. The owner's duplex includes a spacious deck with gas hookup off the gourmet kitchen, perfect for dining al fresco, plus a huge open living and dining area all on the same floor, with a gas fireplace. Kitchen includes a 6-burner Viking Stove with a grill, double oven, 48" GE Monogram fridge, and Miele DW, to name a few. The owner's master suite is enormous, framed by a garden view through oversized casement windows & an elegant marble bath with walk-in shower & Grohe Rainhead fixtures. The rental is a high-income oversized one bed that could easily be incorporated back into the owner's duplex if so desired. This is a special home that truly needs to be seen to be believed.

Basement: Finished basement with workshop and playroom that has a wall of windows with a access to the garden.

Garden Floor: Oversized one bedroom apartment. Currently getting \$2400/month. Lease is up October 30, 2013.

First Floor: Large open floorplan with living room, dining room and a masterful chef's kitchen. There is a deck off this level with gas hookup & a half bath for your guests.

Top Floor: Three bedrooms including a huge master suite with office space. Two full baths and a full sized vented washer & dryer.

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