

## 2746 Bedford Avenue

Single Family Townhouse · Block & Lot 5245-50 · Midwood

**\$1,050,000** (Approx. \$280 /Sq.Ft.)

\$5,808 Annual RE Taxes

- 1 Unit
- 3 Floors

Lot Dimensions: 40x100  
Building Dimensions: 26x39.5  
Bldg Sq. Footage: 3,744



Lovely single family fully detached Victorian home has been perfectly renovated to bring back the old warm world charm that is characteristic of these big, bold and beautiful stately gems. Located on picturesque Bedford Avenue in the South Midwood-Ditmas section this classic 3-story home sits of a 40 x100 lot inclusive of a driveway, side yard, back yard and 2-car garage! Boasting 3,744 SF of space consisting of 6 bedrooms, 6 nicely appointed baths and plenty of closet/storage rooms. The finished basement has a rec room, wet bar, full bath and laundry room! Upon entering the grand foyer there is a sun room opposite the double living room which features (2) grand fireplaces and windows on every wall for a delightful sun filled space! The dining area is perfectly situated opposite the gourmet windowed kitchen which is appointed with energy efficient appliances, French County Cabinets with granite countertops and an island counter making this the perfect place for entertaining guest. There is a versatile 10x12 room off the great room that can be converted to a home office, guest room or whatever you desire. Completely upgraded with new electric, plumbing and double insulated windows this home is move in ready requiring only personal touches to make this place-"home sweet home". Two blocks from lovely Brooklyn College Campus and nearby to transportation, stores and restaurants at Flatbush Junction you have all the usual necessities at your fingertips. Size-location and space!

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