

# 154 Woodruff Avenue

Multi-Family Townhouse : Flatbush

**\$979,000**

\$4,700 Annual RE Taxes

- 2 Units
- 3 Floors
- 11 Rooms
- 4 Baths



2 family Limestone Townhome just steps away from Prospect Park and one block away from Lefferts Gardens. This large (3,100 + sf, 19.92 x 57 ft) building is currently configured as an owner's triplex inclusive of a finished basement and a top floor 2+ plus bedroom rental. The owner's unit provides some great upgrades including recessed lighting, ceiling speaker system and an HVAC system. The garden floor has an open kitchen/dining layout that is equipped with stainless steel appliances, dishwasher, stone countertops and island. The garden level also has a large bedroom and full bathroom. The finished basement is beautifully done with a sauna complete with a shower and full bathroom, wet bar and discreet storage room as well as access to a decked outdoor space. The top floor of the owners triplex currently has 1 bedroom, two bonus rooms, livingroom area and a full bathroom but can be reconfigured to create three large bedrooms. The top floor rental has two bedrooms with a home office currently rented for \$1,600.00 but can be delivered vacant.

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