

197 19th Street

Multi-Family Townhouse · Block & Lot 634-0066 · Greenwood



Four-story townhouse on a leafy block of Greenwood Heights/South Slope. Gut-renovated in 2006, this bright and airy home is full of charm, character and carefully chosen details throughout. The four-bedroom owners' triplex offers a loft-like living-dining area with dark-stained hardwood floors, a gorgeous kitchen with a salvaged farmhouse sink and Ice Stone countertops (sustainable and made in Brooklyn), a large, light-filled bath with a claw-foot tub and double-sink. A garden-level studio offers a steady rental income. The deep backyard garden is planted with perennials – spring tulips, daffodils, grape hyacinth and snow drops, summer budelia, fire & ice, peonies, hydrangias, bee balm, lambs ears, and flowering mallow – a River Birch and a Japanese Magnolia. Ideally located to enjoy the best of prime Greenwood Heights/South Slope: around the corner from lively 5th Avenue favorites like Roots Café, Korzo Burger, Zagat-rated Lot 2 and Giuseppinas, Sidecar, Toby's Public House, and uber-popular Greenwood Park beer garden. Just two blocks to the R train and a short walk to prime Park Slope and beautiful Prospect Park. A gorgeous home in a great location.

\$1,100,000 (Approx. \$528 /Sq.Ft.)

\$1,630 Annual RE Taxes

- 2 Units
- 4 Floors
- 6 Rooms
- 2 Baths

Bldg Sq. Footage:
Zoning:

2,082
R6B



Garden Studio: Studio apartment with optional garden access. Currently used by owners, last rent \$1450/month. Projected market rent \$1550-\$1600/month. 584sf.

Parlor Floor: Renovated open kitchen, dining and living room areas, all open layout. Access to backyard.

3rd Floor: Two bedrooms plus large renovated bath.

4th floor: Third and fourth bedrooms.

Backyard: Yard is planted with perennials; you really just need to weed and supplement. Spring: tulips, daffodils, grape hyacinth and snow drops. Summer: flowering mallow, budelia, fire & ice, peonies, hydrangias, bee balm, lambs ears, hosta. Trees are a River Birch and a Japanese magnolia.

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