

295 Hoyt Street

Multi-Family Townhouse · Block & Lot 430-2 · Carroll Gardens

\$1,795,000

\$3,682 Annual RE Taxes



- 2 Units
- 3 Floors
- 8 Rooms
- 2 Baths

Lot Dimensions: 16.67X100
Building Dimensions: 16X40
Zoning: R6



The quintessential Brooklyn Brownstone! This Boerum Hill 2 family townhouse, delivered vacant, is currently set up as a 2 bedroom upper duplex with a convertible 2 bedroom garden rental. Filled with period details, such as wide plank flooring, decorative mantles and crown moldings, this home offers all the character one might expect to find in a turn of the century brownstone. The second and third floors makes for a spacious owners duplex. The parlor floor has a gracious front hall, spacious living room and has two decorative mantles. The windowed dining room, is the rear parlor and is adjacent to the updated kitchen, which leads to a deck that overlooks the lovely garden. The top floor offers a well sized master bedroom, an additional bedroom and a renovated bathroom. The garden apartment has its own entrance and can easily be converted to a two bedroom. This apartment, recently renovated, leads to the extra deep garden. This townhouse has a spacious basement with updated mechanicals. On a quaint tree-lined street, this brownstone is one block to trendy shops and restaurants on Smith Street.

Garden: Garden apartment with separate entrance. Currently set up as a 1 bedroom apartment, easily convertible to 2 bedroom. Garden and basement access.

Parlor: Formal double parlor with crown moldings, pocket doors and decorative mantles. Renovated kitchen with access to deck.

Second Floor: 2 large bedrooms, easily convertible to a three bedrooms.

Tom Le Licensed Associate RE Broker

p. (718) 422-2524 Tom.Le@corcoran.com

Dennis McCarthy Licensed Associate RE Broker

p. (718) 422-2568 Dennis.Mccarthy@corcoran.com

Michael Pacifico Licensed RE Salesperson

p. (718) 422-2596 Michael.Pacifico@Corcoran.com

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