

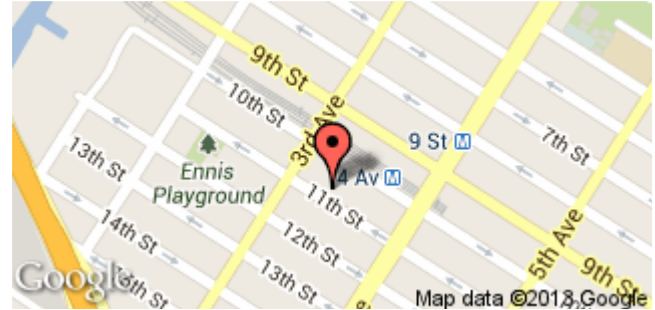
# 195 11th Street

Multi-Family Townhouse · Park Slope

**\$1,400,000**

- 2 Units
- 3 Floors
- 9 Rooms
- 2.5 Baths

Lot Dimensions: 20 x 100  
Building Dimensions: 20 x 35



Come to the border of Park Slope and trending Gowanus to find the smartest two-family home in the area. This well-maintained home is 20 feet wide on a 100 foot lot. The owner's garden duplex has an expansive living space with three bedrooms, 1.5 bathrooms and a full basement. The open kitchen has recently been updated, and a cute new laundry room in the back leads to a deep yard. Throughout the home, you will find the period details everyone loves like ceiling medallions, original moldings, hardwood floors, beautiful marble mantelpieces and a working wood-burning fireplace on the garden level. The top floor rental unit is accessed through a private entrance at the top of the stoop. This floor-through apartment has 1.5 bedrooms and can be delivered vacant. This home could easily be turned into a one-family, or used in its current configuration as an income-producing two family. This block of 11th Street has an adorable mix of frame and brick houses and is 2.5 blocks from the R, F and G trains at the 4th Avenue/9th Street stop. Be surrounded by fun stuff like the Bell House, Four & Twenty Blackbirds, Fletcher's BBQ, Bar Tano, and much more. Please join us at our first open house Sunday, August 4th from 1-3pm.

**Shannon Insana** *Licensed RE Salesperson*  
p. (718) 832-4187 [sinsana@Corcoran.com](mailto:sinsana@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