

17 Irving Place

Multi-Family Townhouse · Block & Lot 871-16 · Clinton Hill

\$2,150,000 (Approx. \$717 /Sq.Ft.)

\$2,023 Annual RE Taxes

- 2 Units
- 2 Floors
- 10 Rooms
- 4 Baths

Lot Dimensions: 20 x 100
Bldg Sq. Footage: 3,000



PERFECTION. This beautiful floor to ceiling gut renovation hosts a 4 bedroom owner's unit and one bedroom garden floor rental (no access to yard). Unique layout; Master Bedroom on floor of its own with modern concrete bath! Balconies, huge landscaped yard, Bosch Stove & Dishwasher, Fischer Paykal Fridge, Central Heat and Air, Washer/Dryer Hook-up in Owner's Unit. The separate heating systems add the advantage of "pure" income from the rental unit. Wide plank pine floors throughout give this home a special rustic feel. This is an exceptional property on one of Clinton Hill's quietest blocks.

Lois Thompson *Licensed Associate RE Broker*
p. (718) 210-4034 LMT@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