

312 Clinton Avenue

Single Family Townhouse :: Clinton Hill

It's just another Brownstone but rather 312 Clinton is a brick Northern Renaissance Revival Style designed by S F Evelette in 1885 matching the work of "The Dakota" among others designed by Henry Hardenberg. Lovingly owned by the same family since 1959. Property currently with double lot that extends thru to Vanderbilt Avenue allowing for wonderful garden as well as ample parking for 2 or more cars. This double lot has endless possibilities, could be a buildable lot with a variance. Once you open the door you are greeted with grace and elegance, fine mahogany woodwork, the mark of true craftsmanship. The open first floor has a parlor room suited for a bedroom or family room, kitchen with dining area and sunroom which open up to the beautiful back yard. As you walk up the stairs you are greeted with a sun lit second floor boosted by the 12 foot ceilings with large living room and fireplace right out of the gilded age, plus a full bath. The living room has large windows, double doors with the original stenciled glass, parquet wood floors and tons of character. There is also a large bedroom. The third floor has two more bedrooms complete with their own fireplaces and floor to ceiling mahogany closets and another full bath, plus transom stain glass windows. The fourth floor has two more bedrooms with great views of the skyline and lower Manhattan accented by a huge stained glass skylight. 7 Fireplaces, 4 bathrooms, 5 bedrooms and over 3600sq.ft of original detail.

\$2,600,000

- 11 Rooms
- 3 Baths



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