

398 Van Brunt Street

Multi-Family Townhouse | Block & Lot 586-25 | Red Hook

\$2,495,000 (Approx. \$624 /Sq.Ft.)

\$2,400 Annual RE Taxes



- 3 Floors
- 13 Rooms
- 5 Baths

Lot Dimensions: 25 x 90
 Building Dimensions: 25 x 40
 Bldg Sq. Footage: 4,000
 Zoning: R5



Three story + basement 25' x 40' Federal Style Townhouse with 1000 square foot charming CARRIAGE HOUSE in back. Both have lovely outdoor spaces. The property was beautifully and thoughtfully renovated/restored in 2005. Upgrades completed at that time included facade pointing, new windows, crown moldings, updated electric, plumbing and sewer lines, cable in every room, antique custom doors and a new roof. Entire property is in excellent condition and located on a super prime section of Van Brunt Street. The apartments in the front house feature dark stained wide pine floors, W/D's, working WBFP's and sunny open layouts. When you are in the perfectly appointed carriage house, you feel as though you are in an enchanted garden with full grown bamboo, pretty ivy and leafy green trees right outside the windows. The storefront can be used as a studio or live/work situation and will be delivered vacant. There are currently two excellent tenants in place. The carriage house is occupied until 8/1/2014 and the 2nd floor of the front house until 3/1/2015. Close to Fairway, restaurants, bars, boutique shopping and the amazing art galleries of Red Hook. Add a roof deck and have sweeping views of the Statue of Liberty, NYC and the waterfront. This is a very special property. Shown by appointment only.

Storefront: Office space with gorgeous working woodburning fireplace, custom moldings and inlaid floors. Complete with HVAC system, glass-tiled bathroom and sliding glass doors leading to a lovely garden. Wet bar and great storage within space. Basement can be used, if needed. Approx. 900 sq. ft. Market rent: \$2400 to \$2800 per month. Will be delivered vacant.

2nd Floor: Two-bedroom, 900 sq. ft apartment with 2 wood burning fireplaces and W/D. Sunny open layout. Tenants in place until March 2015. Currently they pay \$2100 but will pay \$2300 starting March 1st. Market rate is \$2400. Is willing to move upstairs, if you would like. Excellent tenants.

3rd Floor: Two-bedroom, 900 sq. ft apartment with 2 wood burning fireplaces and W/D. Sunny open layout. Skylights and cathedral ceilings. Will be delivered vacant. Market rate is \$2500.

FEATURES

- Garden
- Wood-burning fireplace

Carriage House: 1000 sq. ft 2-story carriage house with center staircase, 1.5 baths, open kitchen/dining/living. Two spacious bedrooms and full bath upstairs. Charming private outdoor space. Tenants in place until August. 1st 2014. They pay \$2700 but market rent is \$3000. Excellent tenants.

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