

## 417A Halsey Street

Multi-Family Townhouse : Bedford - Stuyvesant



This lovely two family townhouse has lots of character, from its unique brick and brownstone facade, to its interesting mix of original details with modern touches. Configured as a three bedroom, two full bathroom duplex with access to a large and lush garden, under a top floor two bedroom rental, it could easily be used as a single family home. Original details like decorative fireplaces, crown molding, a tin ceiling and ceiling medallions exist throughout the house. It has been lovingly maintained and renovated bit by bit. You may choose to do some upgrades to suit your taste, but it is move-in ready and will be delivered vacant. Best of all, it is in the heart of Bedford Stuyvesant's most popular cafes and hang-outs, so authentic Italian gourmet pizza, cappuccino, cocktails, delicious southern food and more are all minutes away. Saraghina is doors away, and, Peaches, Beso, Bread Love, Georges-Andre Cafe, Marcus Vineyard, Therapy Wine Bar and more are within a few blocks. If you have a green thumb, you can grow flowers and food in your garden at home, or, in the community garden across the street which also provides access to organic products from local farmers. Whether you prefer trains, buses or cars, transportation is a breeze. The Utica Avenue A/C express stop is minutes away and a pleasant walk past cafes and through Fulton Park. Ride to lower Manhattan in 15 minutes. Buses go to Williamsburg, Fort Greene and Clinton Hill if you want a break from the train or driving.

**\$899,000** (Approx. \$405 /Sq.Ft.)

\$2,000 Annual RE Taxes

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

Lot Dimensions: 18' x 100'  
Bldg Sq. Footage: 2,219



**Garden Level:** Open Layout including Large Kitchen, Dining Area and Living Room, plus a Full Bathroom

**Parlor Level:** Two Bedrooms with high ceilings, crown moldings, and a full bathroom. One of the bedrooms is currently used as a study and includes lots of bookshelves, a beautiful decorative fireplace and a closet.

**Top Floor Rental:** Two bedroom Rental Unit, with an extra wide living room with a nice archway leading to a space that could be an office or work area. One of the two bedrooms is smaller.

**Cellar:** Large open cellar has good ceiling height and perfect for finishing to create a recreation room or studio work space.

**Jacqueline DeVane** Licensed RE Salesperson

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