

# 64 Monroe Street

Multi-Family Townhouse | Block & Lot 1987-42 | Clinton Hill

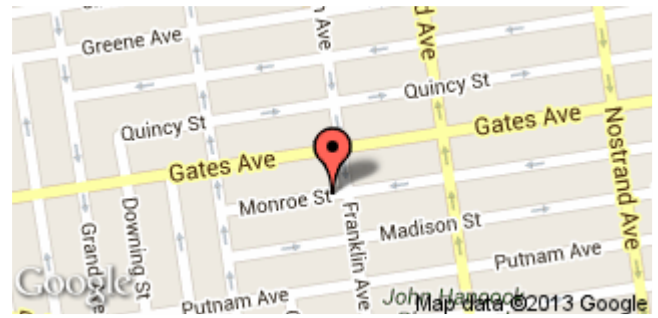
**\$1,995,000** (Approx. \$610 /Sq.Ft.)

\$2,232 Annual RE Taxes



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

Lot Dimensions: 18.25x75  
 Building Dimensions: 18.25x35  
 Bldg Sq. Footage: 3,270  
 Zoning: R6



Two-family 4-story townhouse located in historic Clinton Hill is configured as a 4-bed 3 bath triplex over a garden unit 1-bed 2-bath. Graciously appointed parlor contains a LR, DR, powder room and windowed eat-in-kitchen with top-of-the-line counter depth Viking appliance package! Custom-made cabinets, Venetian gold granite countertops, center butcher block table and custom built breakfast nook sitting area! The deck off the kitchen leads down to beautiful landscaped backyard. Beds and baths are meticulously finished in smart, well-designed layouts. Bedrooms in triplex feature north, south and east exposures! The house is vacant and move in ready so come see what could be your dream home! The lower unit can provide excellent rental income too! Impeccably designed and constructed rooms reflect a certain grace and style that is seen in the elegant finishes. The home features exposed brick, custom interior trim work with moulding and wainscoting, 3 1/4 red oak flooring with cherry inlay, solid shaker doors, restoration hardware lighting fixtures and a laundry room in each unit! This home is as elegant inside as the lovely tree lined street it is situated on, which boasts majestic brownstones with original facades and decorative iron fences and railings that have stood the test of time. A myriad of restaurants, shops, a supermarket, fitness facilities and services are conveniently found within a few blocks. Transportation, green parks and exciting cultural venues nearby too.

**Basement:** The lower recreation room has a half bath and is 15.4x 31.7

**Garden:** Garden Duplex has an open kitchen opposite the living room (13.1x17.8) overlooking the front yard with a bedroom (11x14.5) in the rear and a window home office (8.4x5.9) off the bedroom leading into the yard. There is a washer dryer room off the home office.

**First Floor:** Open Living Room 11.8 x 22.8 facing a Front Yard (18.4 x 12.0) opposite under the stairs is a storage area right opposite a powder room. To the rear of the house is a Eat in Kitchen (17.4 x 10.7) with a appliances along the side and rear wall and a lovely window sitting bench running along the side wall. There is a deck (11.0x7.9) off the kitchen leading to a landscaped backyard (18.4 x 33.0)

**2nd Floor:** Two bedroom are on the 2nd floor and the master bedroom (17.4 x 10.2) has 2 huge closets along the hallway that leads to a full bath which is also accessible by a front bedroom ( 17.6 x 10.10)that has been set up to be an extension of the master suite which can double as a home office/sitting area or whatever you desire.

**3rd Floor:** Two bedroom are on the top floor separated by a full bath with double vanity and six foot tub. There is a laundry center in the bathroom housing a washing dryer and utility storage area. The front bedroom is 17.6 x 10.10 and the back bedroom is 17.4x10.2 and both rooms have two exposures

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