

# 84 Lexington Avenue

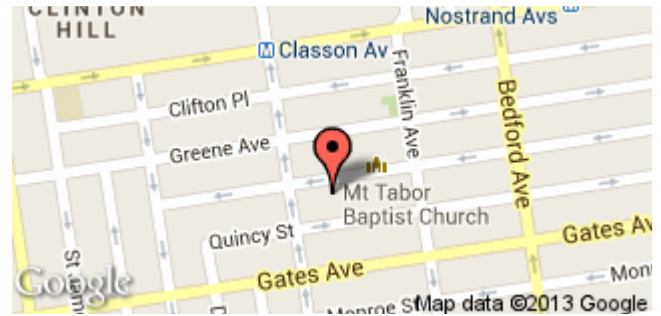
Multi-Family Townhouse · Clinton Hill

**\$2,250,000**

\$2,235 Annual RE Taxes

- 2 Units
- 4 Floors
- 15 Rooms
- 4.5 Baths

Lot Dimensions: 20x100  
Building Dimensions: 20x45



Stunning Clinton Hill 4 Story, 2 fam, Turn of the Century Brownstone Restoration! This home has been completely renovated from the beam up and restored to its original grandeur in the brownstone tradition with all modern amenities & exquisite finishes. Built 20'x45' on 100' lot, it is configured as a 4.5 bedroom, 3.5 bath owner triplex with a finished basement & a 1.5 bedroom rental on the garden floor. The stunning owner triplex starts from the parlor floor. The living and dining rooms are flooded with light & seamlessly flow onto a massive custom built kitchen. This grand parlor floor is accentuated with hardwood floors, marble mantles & exposed brick, a powder room & a door that opens onto a deck overlooking a S-facing garden. The state of the art kitchen includes 6 burner stainless steel range, Bosch dishwasher, white marble countertops, custom cabinetry & a double Egyptian marble sink. The master suite features two walk in closets a spa-like windowed master bath with a soaking tub & double vanity sink. There are 3 additional bedrooms, a home office, a laundry room & a tiled bath in the owner's triplex. The triplex also offers direct access to a wine cellar and a massive rec. room ideal for media or studio space. The fully equipped triplex has central HVAC, security system, video intercom, built in i-pod docking systems & indoor/outdoor speakers. The high-end garden rental features hardwood floors, granite counter tops, washer/dryer hook up.

**Basement :** Part of the owner's triplex - Finished Recreational Room w/ Bathroom - ideal for media, playroom, gym, office, or wine cellar.

**Garden Floor:** Rental apt - 1.5 bedroom, 1 bathroom, living room, dining room, and washer/dryer hook up and garden access.

**Parlor Floor:** Part of the owner's triplex - Living Room, Dining Room, Kitchen, Powder Room and deck leading to the garden

**3rd Floor:** Part of the owner's triplex - Master suite with private spa bathroom. Additional bedroom. Laundry Room.

**4th Floor :** Part of the owner's triplex - 2 additional bedrooms, 1 bathroom, and a home office.

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