

10 Wyckoff Street

Multi-Family Townhouse :: Cobble Hill



Perfect Cobble Hill home, set up as a beautiful, bright and spacious three bedroom, two bath duplex and a sweet one bedroom garden apartment. This light, airy, renovated home also has a fantastic rarely seen bonus: a detached garden room with glass French doors on to the patio, and a bathroom with stall shower. It's the perfect space for a home office, guest suite, or art/music studio. The parlor floor of this home has beautiful new white oak floors, and a modern kitchen opening onto the deck with sliding glass doors. Upstairs are three bedrooms and a full bath, and there is a full bath on the parlor floor as well. The garden apartment is a lovely one bedroom, and there is a door off the hallway out to the garden. This floor can easily be opened up and incorporated into the rest of the house for use as a one family home. The full basement with new steel steps and steel beams has a washer/dryer and mechanicals, and plenty of storage space. This is a fantastic house, located just steps from all the fantastic shopping and dining on Court and Smith Street, two blocks to the F Train and a short stroll to Borough Hall trains.

\$2,950,000 (Approx. \$1,405 /Sq.Ft.)

\$3,500 Annual RE Taxes

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

Lot Dimensions: 19x71
Building Dimensions: 19x35
Bldg Sq. Footage: 2,100



cellar: Boiler and hot water heater, washer/dryer, storage

Garden: One bedroom apartment. Current rent is \$2020/month, delivered vacant. There is a door off the common hallway out to the garden.

Garden Sun Room: Detached sun room with glass french doors, radiant heat, bath with stall shower, and through-wall air conditioner.

Parlor floor: Entrance vestibule, living room, dining room, kitchen, full bath. Sliding doors open to large deck, with steps down to lower patio area and garden room.

Third floor: Master bedroom, second and third bedroom, full bath.

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