

# 291 Gates Avenue

Multi-Family Townhouse | Clinton Hill



**\$1,395,000** (Approx. \$545 /Sq.Ft.)

\$2,236 Annual RE Taxes

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

Lot Dimensions: 16x100  
 Building Dimensions: 16x40  
 Bldg Sq. Footage: 2,560



Move right into this Loft-Like brownstone with bright light and modern finishes located on a tree-lined block and tucked between two of Brooklyn's hottest neighborhoods--Bed Stuy and Clinton Hill. Be the first to live in this 4-story, 2-family double duplex. High-end renovation with 4 working electric fireplaces. The Parlor level and Garden floors make up a 2 bed, 1.5 bath duplex with private access to the approx. 704sqft backyard and 116sqft deck located off the kitchen- perfect for a grill and dining area. Large windows, beautiful hard wood floors, chef's kitchen, Caesar stone counter tops, modern cabinetry, stainless steel appliances including dishwasher and spa-like tiled bathrooms with soaking tub. The upper duplex features a spacious 2 bed, 1.5 bath plus office with skylight and rental income of approx. \$3,750/mo. A seamless renovation incorporated original details such as mantles and fireplaces, while upgrading the home with modern amenities such as central heating and thru the wall air conditioning systems, laundry hook ups for both units, and ample storage space. All this at the epi-center of hip Bed Stuy putting you near sought after eateries such as Do or Dine, plus trendy coffee shops, boutiques and cafes. Franklin C/S, Nostrand A express train (12 minutes to Manhattan) and Classon G. All new mechanicals and low taxes make this amazing home and investment not to be missed.

**Brooke Safford** *Licensed Associate RE Broker*  
 p. (718) 422-2587 [Brooke.Safford@Corcoran.com](mailto:Brooke.Safford@Corcoran.com)

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified