

## 46 East 2nd Street

Multi-Family Townhouse · Windsor Terrace

This mint two family house offers all you have been searching for. You will enjoy preparing a delectable dish in your open layout kitchen which allows easy access to your own backyard. Build a snowman in your garden or during warmer temperatures fire up the grill and have friends and family over for a BBQ. The lower part of the owner duplex features a windowed room utilized as the third bedroom as well as ample space for your office or rec room and storage. Looking for rental income? Just one flight up the one bedroom rental on the top floor has generous proportions and an inviting layout with ample light streaming into the kitchen. On a tree lined street just a few blocks from Prospect Park with easy access to the F/G trains and only thirty minutes to Manhattan, this is the home you want to make your own.

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**\$1,095,000**

\$2,400 Annual RE Taxes

Lot Dimensions: 18x100  
Building Dimensions: 18x40



**1/F:** The main level has hardwood floors/tile. The kitchen is custom with dark cherry wood and stainless steel appliances. Two bedrooms.

**2/F:** The 2nd floor is an awesome, 1 and a half bedroom Large bedroom with an "office" attached to it. The office has access to a large, reinforced attic with around 120 sq ft of storage space that you easily sit up in, there is also a hatch for ventilation and an exhaust fan to cool the house. The office also has a dedicated circuit, with enough power to run the whole house.

**Basement:** the Basement is finished with ceramic tile, and 3 large rooms. Big open space with pocket doors to separate for privacy. The basement is essentially a Duplex with the first floor. laundry room and a 3/4 bath.