

71 Irving Place

Multi-Family Townhouse : Clinton Hill

\$2,500,000 (Approx. \$491 /Sq.Ft.)

\$3,437 Annual RE Taxes

- 3 Units
- 4 Floors
- 16 Rooms
- 7 Baths

Lot Dimensions: 24 x 53
Building Dimensions: 24 x 53
Bldg Sq. Footage: 5,088



Finally an opportunity to live large and smart in Brooklyn's most exciting up-and-coming Brownstone neighborhood! This very rare 24 x 54" corner brick loft-like townhouse offers unrivaled space, light, convenience, comfort, and incredible rental income to cover all of your monthly costs. Live in the super luxurious 2500 sq. ft. owner's duplex, and rent out the upper two three-bedroom apartments for approx. \$4000/each. All units have central AC! The owner's duplex can easily be used as a 3 or 4 bedroom home, and offers an open-plan space with windows and light on three sides. Three beautifully renovated baths await, as does abundant closet space, beautiful wide-plank oak floors, high ceilings, custom lighting, and a dramatic architectural staircase made of glass and wood. The open kitchen features modern white lacquer flat front cabinetry, GE Monogram stainless appliances, marble countertops, and a custom tile backsplash. All three units are outfitted with vented range hoods AND vented washers and dryers. The two three-bedroom units on the upper two floors have been comparably renovated and offer three spacious bedrooms and two full baths. The crowning glory is a fantastic roofdeck with partial city views... this is accessible from the main hallway so can be shared or just used by the owner. Steps to A/C/S/G trains, Fort Greene Park, Barclays's Center, and a plethora of fantastic restaurants and artisanal shops.

Deborah Rieders

Licensed Associate RE Broker

p. (718) 923-8001

DLR@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