

391 Marlborough Road

Multi-Family Townhouse : Block & Lot 5158-60 : Ditmas Park

\$1,199,000

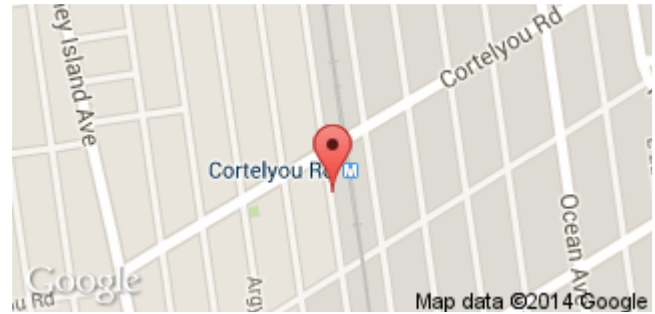
\$2,800 Annual RE Taxes



- 2 Units
- 3 Floors
- 12 Rooms
- 3 Baths

Lot Dimensions:
Zoning:

32x75
R6



Victorian Modern with a touch of Farmhouse. Located in Prime Ditmas Park, this 2 family, cedar shingled Victorian offers a terrific blend of original detail and modern design. The owner's triplex has 3 bedrooms, 2 baths and a home office/studio over a floor through, 1+ bedroom rental. Welcome to the charmingly trellised front porch and into the large foyer to enter the owner's domain. Ascend the wide-planked stairs past the stained glass window and arrive in the columned living room w/ bay widow, fireplace and built-in bookshelves. Custom screens veil the sight-lines between the living room and the dining room as you either walk out to the large, south easterly back deck or into the open kitchen. Ripe for entertaining, the cement countertopped kitchen offers 2 exposures, a window seat, exposed brick and immediate access to the deck. Past the hall bath with original stained glass window, wainscoting and subway tiles are the stairs to the sleeping floor with 3 bedrooms (once secretly behind a bookcase) and a crisp bath- replete with frosted glass floors + transom windows to receive northern light. The 3rd floor airey is accessed by alternating tread stairs and gives way to multiple views, exposed beams & plenty of whitespace. Steps from Cortelyou Road, this modern Victorian with farmhouse sensibilities transports you back into time and out of the city while keeping a distinct design sense that is uniquely Ditmas Park, Brooklyn.

- 1: Lovely large 1 .5 bedroom apartment
- 2: Floor one of an upper owners triplex
- 3: Upper floor of owners triplex with three good sized bedrooms and a renovated and crisp bath.
- 4: Dormer bedroom, office or studio

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