

## 316 4th Street

Multi-Family Townhouse · Park Slope

\$2,995,000

- 2 Units
- 5 Floors
- 13 Rooms
- 3.5 Baths



FIRST SHOWING AT OPEN HOUSE If you are looking for a smart renovation with a slight twist, this 4 1/2 story brownstone will certainly impress. Gut renovated by the current homeowners approximately 8 years ago, this home incorporates all the best qualities of townhouse living on charming treelined 4th Street. The current layout provides an upper quadraplex with high income garden rental and glorious south facing garden with large private terrace off the open main floor living space. There are wideboard floors, 10 foot ceilings, timber beam accents, a custom kitchen with high-end appliances and multiple original marble mantles throughout. The upper 4 floors of the brownstone offers 5 plus bedrooms and 3.5 baths. The open kitchen/living room/dining room is truly stunning and provides a very unique and inviting entertaining space. The parlor level is currently arranged as a standalone apartment with abundant additional living space, large open living/family room, two bedrooms and full bath. The garden floor two bedroom would generate approximately \$35-40,000 in annual rental income. House to be delivered vacant. The basement is turnkey with new mechanical systems, concrete floor and additional access to the rear garden. Currently zoned for primary school #321.

FLOOR PLAN TO FOLLOW.

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