

# 244 Bergen Street

Multi-Family Townhouse | Boerum Hill



This stately, circa 1860's Boerum Hill brick townhouse promises to please with four floors for expansive living and a 49 foot south-facing garden. Tons of period details including period moldings, original wood floors, pocket doors and shutters and five original marble fireplaces. Currently configured as an owner's triplex with a garden rental (delivered vacant) that can easily be combined back to make a four story home of approximately 3,200 square feet. This beautiful residence is nestled on a prime tree-lined street in coveted Boerum Hill and is a short walk to 7 subway lines with only three stops to Manhattan. Steps to all the amazing shops and restaurants along Smith, Court and Atlantic Avenue, BAM cultural district and Barclays Center. First showing will be Sunday April 27th by appointment.

**\$3,795,000** (Approx. \$1,186 /Sq.Ft.)

\$1,892 Annual RE Taxes

- 2 Units
- 4 Floors
- 12 Rooms
- 3.5 Baths

Lot Dimensions: 20x100  
 Building Dimensions: 20x40  
 Bldg Sq. Footage: 3,200



**Garden Floor :** One bed one bath apartment that will be delivered vacant. Easily combines back into the house. Access to 49 foot south-facing garden. Powder room for parlor level accessed via stairs

**Parlor Floor :** Living room, kitchen and dining room. Two original marble wood-burning fireplaces. Original pocket doors and original shutters on front windows. Terrace off of the dining room with stairs down to the garden.

**Third Floor :** Two bedrooms, master bath with soaking tub, two marble wood-burning fireplaces and study.

**Fouth Floor :** Three bedrooms, one bathroom, 15x15 den with large skylight and additional skylight at the top of the staircase.

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