

273 Hicks Street

Multi-Family Townhouse · Block & Lot 261-21 · Brooklyn Heights



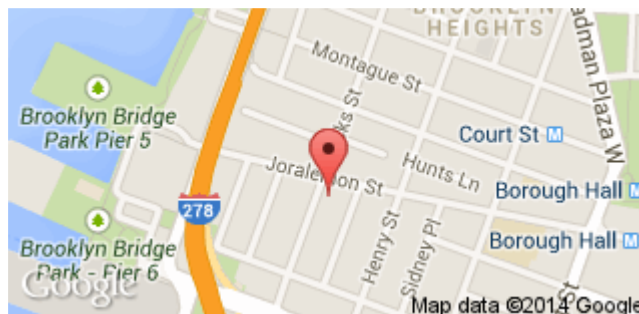
Mint condition five story, 23' wide Greek Revival townhouse has it all. This exquisitely renovated and immaculately maintained home offers five bedrooms, a library, den, triple parlor with huge eat in kitchen, and a lovely deck, patio and garden with gas grill. This home's grand proportions allow for an exceptionally large entrance foyer, windows on every stair landing, and a true chef's kitchen. The garden level of this home has recently been transformed with an incredibly functional radiant-heated mudroom plus bedrooms, den and bathrooms. The parlor floor will leave you breathless with its floor to ceiling windows, original mantels, soaring ceilings. The third floor master suite is a serene sanctuary with a gorgeous library/den, huge master bath and dressing area. The fourth floor comprises three bedrooms, a full bath, and laundry. A fifth floor attic provides extra storage, and can be transformed into additional bedrooms/play space. This is a perfect home requiring absolutely nothing. It has fully restored original details and state of the art mechanicals. A full cellar provides tremendous storage. This is a spectacular home in the heart of Brooklyn Heights, perfectly located just steps from Brooklyn Bridge Park and the Borough Hall subways.

\$6,495,000

\$18,482 Annual RE Taxes

- 1 Unit
- 5 Floors
- 13 Rooms
- 3.5 Baths

Lot Dimensions: 23 x 90
Building Dimensions: 23 x 45
Zoning: R6



Cellar: Storage and Mechanicals

Garden Level: Enter through huge mud room with custom built storage and benches, and radiant heat. Front family/den/guest room. Middle room used as bedroom/den, rear den/bedroom and bathroom with access to patio. A new powder room off the hall with easy access from the parlor floor. The rear section of this floor can easily be reconfigured as a separate studio apartment/au pair/in-law suite if desired, with plumbing in place for a kitchen.

Parlor Floor: Grand entrance hall opens to formal living room with floor to ceiling parlor windows; formal dining room; L-shaped kitchen with East and South exposures, separate dining area, and access to terrace and patio below.

Third Floor: Master Suite: East facing master bedroom with custom built-in storage; custom designed dressing room; West facing library/family room; master bathroom.

Fourth Floor: Two large bedrooms, one smaller bedroom, and a full bathroom; laundry area.

Fifth Floor: Full height attic floor has been insulated but is not currently used. There are approved plans for conversion to two additional bedrooms, play room/media room and a full bathroom; skylights and dormer windows can be opened.

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