

# 421 Clermont Avenue

Multi-Family Townhouse : Fort Greene

**\$2,495,000**

\$5,100 Annual RE Taxes



- 3 Units
- 4 Floors
- 14 Rooms
- 4 Baths

Lot Dimensions: 21.5x100  
Building Dimensions: 21.5x38



Welcome to this 4 story, 3 unit, stately federal brick townhouse in Fort Greene. Currently configured as an owner's duplex with two rental apartments on the third and fourth floor, this townhouse allows for comfortable living with additional rental income, to cover your mortgage. The flexible floorplan can easily be reconfigured to a single unit or a 2 unit with an owner triplex and a garden rental. Immediately approaching this home you are struck by its grandness and charm; the front façade is framed by full grown trees and has an elegant stoop leading up to its restored entranceway. The Parlor floor offers oversized floor to ceiling windows, a marble mantle, high ceiling and access to a spacious balcony with staircase access to the rear garden. This parlor level is duplexed down to an expansive garden level, which offers its own entrance and access to the deep and leafy rear garden. The two high end rentals on the third and fourth floor are each 2 bedrooms and have updated kitchens and baths. The property will be delivered vacant; keep it currently as a solid investment or restore it to its original splendor. This townhouse is extra wide - 21.5 x 38 on a 100 lot and has recently benefitted from renovations and updated mechanicals. Annual estimated expenses R.E. Taxes:\$5,100; Insurance:\$3,500; Water/Sewer:\$1,600; Fuel:\$4,000

**Garden Floor & Parlor Duplex:** This 3 bedroom, 2 bath duplex on the garden & parlor floors can easily be converted to 4 bedroom. It offers entrances on both floors, as well as access to the extra deep garden. There are two original mantles in this apartment.

**3rd Floor:** Renovated 2 bedroom, 1 bath, floor through apartment with updated kitchen and bath.

**4th Floor:** Renovated 2 bedroom, 1 bath, floor through apartment with updated kitchen and bath.

## FEATURES

- Decorative fireplace

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