

# 764 Marcy Avenue

Multi-Family Townhouse : Bedford - Stuyvesant

**\$1,499,000**

\$952 Annual RE Taxes



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

Lot Dimensions:  
Building Dimensions:

25x100  
22



Live in your own townhouse for under \$2,500/month\*! Just pack and move-in! This turn of the century double duplex semidetached townhouse in Bedford-Stuyvesant has been completely gut renovated down to the studs!! The house is 22' wide, 34' deep and sits on a 25' by 100' lot. The Parlor duplex opens into a large living, dining and open kitchen area with crown moldings and 12' high ceilings and a powder room. From the parlor you have access to the expansive garden and deck. The lower portion of the duplex has three bedrooms. The master bedroom has a large walk-in closet, and on this floor is a large bath with separate shower and deep soaking tub. You will find the full size washer/dryer in the basement. From the Master Bedroom you have access to a private outdoor nook with cedar wood seating area. The upper duplex consists of an open kitchen living area with double height ceiling, two bedrooms and large recreational space, baths and washer/dryer. A private room on the top floor has two 5' skylights. This renovation include all new energy star windows, new doors, mahogany 8' entry door, video intercom system, new subflooring and hard wood floors throughout, new baths, electrical, mechanical, plumbing, new contemporary kitchens with GE café Line and KitchenAid appliances. Energy saving split-air conditioning system is installed throughout. Call today for a private showing. \*Based on 25% down payment and projected rental income from upper duplex apartment.

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