

71 Woodhull Street

Multi-Family Townhouse :: Carroll Gardens



Carroll Gardens Townhouse TRIPLEX with high income two bedroom garden rental. If you are looking for an owner's triplex with a wood burning fireplace, a chef's kitchen, four bedrooms, an office, a walk in closet, updated bathrooms, and a lush garden..... look no further. Enjoy three decks, a deep soaking tub, and original details throughout. This townhouse was renovated to retain the original charm of this pre-civil war home. If you love wide plank floors, plaster molding, and marble mantles, then this is the home for you. This townhouse is move in ready with updated electrical, copper pipes, and ZONED AIR. The high income two bedroom rental apartment has been recently renovated and has an updated bathroom and kitchen. THE HOME CAN EASILY BE CONVERTED TO A GRAND FOUR OR A DOUBLE DUPLEX. This townhouse is currently being used as a two family but retains the valuable certificate of occupancy for a four family. If you want square footage, rental income, and a P.S. 58/Carroll Gardens lifestyle, you found it!

\$2,800,000 (Approx. \$875 /Sq.Ft.)

\$4,792 Annual RE Taxes

- 2 Units
- 4 Floors
- 16 Rooms
- 4 Baths

Lot Dimensions: 20x1500
Bldg Sq. Footage: 3,200



Garden Apartment: Renovated 2 bedroom rental \$3600. (shares the garden). Could be combined with the Private Laundry.

Parlor Floor: Chef's Kitchen, living room dining room combo, Deck off the kitchen, full bath.

3rd floor: Master Bedroom with office space/walk in closet, as well as another full closet, beautiful light. 2nd bedroom currently used as an office with a 2nd deck.

4th floor: 2 full size Bedroom, one office size room, full bathroom/laundry room combo. Ample sunlight.

Triples: The triplex could be rented for \$11000

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