

## 251 Hoyt Street

Multi-Family Townhouse · Block & Lot 416-0008 · Boerum Hill



**\$2,250,000** (Approx. \$938 /Sq.Ft.)

- 9 Rooms
- 3 Baths

Building Dimensions: 20 x 40  
Bldg Sq. Footage: 2,400  
Zoning: R6B



251 Hoyt Street is a very pleasant house and has the potential to be remarkable. It does not take much imagination to see how it can be easily transformed. This 20' wide, three story sun-filled brick home retains much of its 19th century character. Throughout the house you will find nicely portioned rooms, original mantles, tin ceilings and stunning wide plank floors. It is currently configured as a four bedroom upper duplex and a one bedroom apartment. The garden level apartment can be retained as a high-income rental or easily incorporated into the rest of the house. This is your opportunity to own and live in a quintessential Brooklyn townhouse in an emerging neighborhood. This block of Hoyt is quite charming and feels "neighborhoody". It is only a block away from the shopping, transportation, lively cafes and fine dining on Smith Street and two blocks to Court Street. It is a very short walk to the renaissance that is happening in Gowanus. From an investment standpoint, you would enjoy the benefit of the growing equity in one of them most desirable and vibrant neighborhoods in New York City.

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