

# 284 Saint James Place

Multi-Family Townhouse | Clinton Hill

**\$2,795,000**

\$5,593 Annual RE Taxes



- 2 Units
- 4 Floors
- 11 Rooms
- 5 Baths

Lot Dimensions: 20x85  
Building Dimensions: 20x50



Exquisite Clinton Hill 4 Story, 2 family, New Construction Brownstone located in one of Clinton Hill's most charming enclaves! This one of a kind townhouse is masterfully designed and offers top of the line finishes and an incredibly spacious and functional lay out. Configured as a 4 bed, 3.5 bath owner's triplex with a 2.5 bed duplex rental on the garden floor. The stunning owner's triplex offers all the finishes and grandeur that one would expect in a townhouse. The living room spans the entire width of the house and offers an oversized gas fireplace and three windows that overlook leafy Lefferts Place. The massive state of the art kitchen, has custom cabinetry, quartz counters, tiled backsplash and top of the line appliances, and is adjacent to the dining area which has French doors opening to a terrace with steps that lead to the garden. The first floor of the triplex has a powder room and great closet space. The second floor of the owner's duplex has three well sized bedrooms, two full baths, laundry & plenty of closet space. The master suite on the top floor is drenched in light, with oversized windows with tree top & garden views. The en suite offers a walk in closet, soaking tub & a large shower. This floor has roof terrace as well as access to an additional roof, both offering lovely views. This house is fully equipped with zoned central HVAC & central vacuum. The high-end rental features hardwood floors, washer/dryer hook up and beautifully landscaped garden.

**Basement:** English Windowed Basement with finished rec room with full bath, and access to a landscaped garden.

**1st Floor:** Garden Rental. Living Room, Kitchen, Bathroom, 2 Bedrooms. Duplexed down to recreation room with access to deep landscaped Garden

**2nd Floor:** First floor of owner's triplex. Spacious Living Room, Massive Kitchen w/ Dining Area, Powder Room and Access to a rear terrace with steps to the rear garden.

**3rd Floor:** Second floor of owner's triplex. Large bedroom with en suite bath. Two additional bedrooms, additional full bathroom and laundry.

**4th Floor:** Master en suite. Large master en suite, with walk in closet, and huge windowed bathroom. Access to roof deck with additional access to the top roof.

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