

242 Gates Avenue

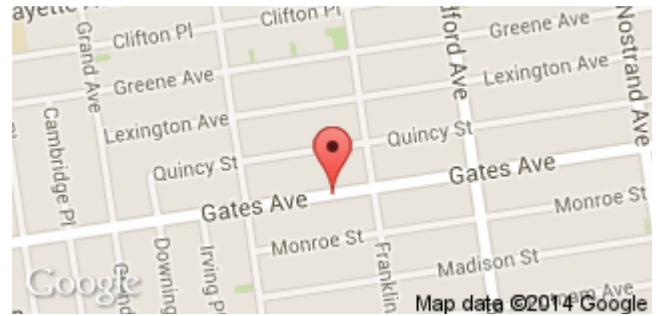
Multi-Family Townhouse · Block & Lot 1985-0029 · Clinton Hill

\$2,650,000 (Approx. \$631 /Sq.Ft.)

\$2,922 Annual RE Taxes

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

Lot Dimensions: 16 x 115
Building Dimensions: 16 x 45
Bldg Sq. Footage: 4,200
Zoning: R6



Lovingly restored over 7 years, this 2 family town house in Clinton Hill, Brooklyn is an alchemy of design, sustainability and purpose. Divided into a garden duplex and upper triplex, this five-story house features 5 wood-burning fireplaces, a two-story light well that brings sunlight into the middle of the building, three terraces, an outdoor shower, and landscaped front and rear gardens. Built 65' on the first floor, 55' on the parlor, and set back to 45' on the three upper floors, on a 115' deep lot. Historic detail throughout the entire house includes original plaster scrollwork and crown molding, restored original shutters, fireplace mantles, doors, stairs and mahogany railings. The bathrooms are all elegant and understated with restoration-quality subway tile, marble counters and a combination of salvaged and new fixtures. Both the triplex and duplex, the kitchens are designed to gather and cook in, with ample counter and storage space, sunny corners, views and easy access into the garden and third floor terrace. To the buyer's delight, this home has new plumbing, heating, HVAC, electric, and Pella architect-series wood windows and doors throughout. Each unit is individually metered with separate hot water heaters offering the owner the potential of having a high-income rental. Building to be delivered vacant.

Garden Level: The Garden level contains living, kitchen, dining and secondary bedroom for the duplex unit. There is access to the garden and basement from this apartment. Washer and Dryer on this level.

Parlor Level: The rear parlor is currently arranged as master bedroom, bath and study to the Garden Unit. This level has a private terrace. The front parlor is currently set up as an office.

Third Floor: Living Room, Kitchen and Dining Room for the triplex unit are arranged on this level. Access to another private terrace from the kitchen.

Four Floor : Master Bedroom, second Bedroom and large shared five fixture bathroom on this level.

Fifth Floor: Currently arranged as third bedroom and studio with half bath and outdoor shower on a private front terrace. The studio can easily be converted into a fourth bedroom. Washer and dryer on this level.

Josh Doyle Licensed Associate RE Broker

p. (212) 941-2636 Josh.Doyle@corcoran.com

Jeremiah Doyle Licensed Associate RE Broker

p. (212) 941-2619 Jeremiah.Doyle@corcoran.com

Zachary Stackell Licensed RE Salesperson

p. (212) 941-2654 zstackell@corcoran.com

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