

# 870 Ocean Avenue

Townhouse • Ditmas Park

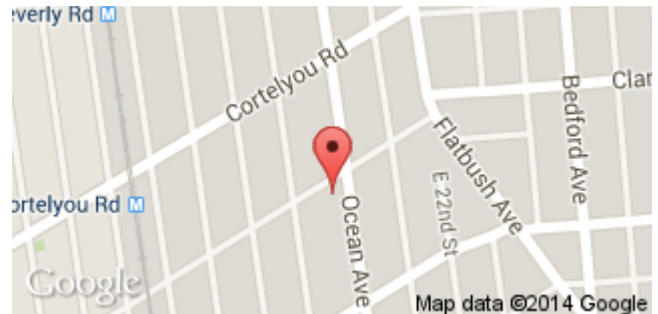
**\$2,300,000** (Approx. \$429 /Sq.Ft.)

\$917 Annual RE Taxes



- 1 Unit
- 3 Floors
- 14 Rooms
- 6 Baths

Lot Dimensions: 107 x 143  
 Building Dimensions: 42 x 42  
 Bldg Sq. Footage: 5,361  
 Zoning: R1-2



Magnificence in the coveted Ditmas Park Historic District! This stately example of Victorian architecture boasts 3 flrs, 14rms/5+bdrms/2 bths/4 half bths, basement & a detached two car garage. The striking symmetry of Colonial Revival influence is evident in the circular landscaped walk and echoed in the elegant foyer and grand staircase. Original details abound: dentil molding, coffered ceilings, parquet floors as well as stained glass windows & doors. Every level of the layout flows with spacious, well-proportioned, light-filled rooms. In the north wing of the 1st floor you'll find a gracious living room, formal dining room, kitchen and a half bath. Originally zoned as a one family and doctor's office, the south wing of the first floor has an additional three rooms, a formidable study studded with stained glass, a fireplace and another half bath which could be ideal for a live/work situation or additional living space. The gorgeous staircase leads to the 2nd floor where you'll find 5 ample bedrooms, a sun room and two full baths including the master bedroom and bath. On the 3rd level, an open rec room, bedroom, and half bath. The laundry and an additional half bath are located in the full-height basement via stairs off the kitchen. The corner lot location allows for a wide front and back yard/garden with a detached two car garage. Enormous potential to create a stunning home. Seize this very special opportunity to make a piece of Brooklyn history your own!

**Basement:** Laundry, Storage, 1 Half Bath

**1st Floor:** Living Room, Formal Dining Room, Kitchen, 2 Half Baths & 4 Office Rooms

**2nd Floor:** Master Bedroom, Master Bathroom, 4 Bedrooms, 1 Full Bath, Sunroom

**3rd Floor:** Rec Room, 1 Bedroom, 1 Half Bath

**Laura Rozos** *Licensed Associate RE Broker*  
 p. (718) 369-8784    [laura.rozos@corcoran.com](mailto:laura.rozos@corcoran.com)

**Miwa Cogez** *Licensed RE Salesperson*  
[Miwa.Cogez@Corcoran.com](mailto:Miwa.Cogez@Corcoran.com)

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified