

## 229 Bergen Street, House



- 
- Status: CLOSED
  - Price: \$2,800,000
  - Neighborhood: Boerum Hill
  - Ownership Type: HOUSE
  - Prewar: Yes

### DESCRIPTION

Four story, three family brownstone townhouse in Boerum Hill, Brooklyn, New York. Currently configured as a garden and parlor level duplex, and two one bedroom plus den apartments on the third and fourth floors, this townhouse's ultimate flexibility will accommodate any purchaser's objectives; be it the present configuration for owner duplex occupancy with rental income, conversion to a single family residence, or strictly an income producing investment -- in this most sought after and elegant neighborhood in Brooklyn. The engaging duplex features all the elements one would expect in a classic, circa 1850 Federalist inspired townhouse: High ceilings, immaculate pine flooring, exposed beams, marble- mantled wood-burning fireplaces, exposed beams and gracious, south-facing floor to ceiling parlor windows. The parlor level consists of the living and dining rooms, kitchen and powder room; with direct garden access. The garden level contains two spacious bedrooms, lots of closets and one full bath; with access to both the garden and front stoop. The third and fourth floor apartments both feature windowed kitchens overlooking the garden, one large bedroom, full bath, living room and den/study. Ample closet space and abundant light contribute to their desirability for renters should a purchaser wish to retain them as rental units. The large, sunny garden contains plantings of roses, fig and magnolia trees, hydrangeas and peonies, and is perfect for three season outdoor entertaining. The full floor basement affords plenty of additional storage space and contains a washer/dryer. All leases expire July 31, 2013 affording a purchaser wishing to convert the premises into a single residence a solid income stream while preparing for such work. Over 1100 square feet of F.A.R. provides for the possibility of a spacious extension. This exclusive and tranquil enclave is just blocks from BAM, the Barclay Center, fabulous shopping and dining on Atlantic Avenue and Smith Street and the 2,3,4,5,A,C,B,D,F,N,R, Q and G lines and the Long Island Railroad.

---

### Contact Broker



- Charles P. Nafman
- [cnafman@demskerrealty.com](mailto:cnafman@demskerrealty.com)
- none:

---

Demsker : 304 Park Avenue South., 11th Flr, NYC 10010 , (ph/fx) 800.385.8498 for lofts and apartments for sale.

This advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.â€■ Such advertisement: (i) shall not suggest, directly or indirectly, that that the advertising broker was involved in the transaction and (ii) shall not refer to property currently listed with another broker absent the consent provided pursuant to subdivision (b)(2)(b) of the Regulations. See 19 NYCRR Section 175.25(d)(6).