



374 12th St

Park Slope

5 BD 3 BA | 2400 SF | Townhouse | \$3.250,000

- Real estate taxes: \$485/month (\$5,820 annually)
- Legal 2-family configured as a 4 bedroom 2 bath owner's duplex over a 1-bedroom garden rental.
- Chef's kitchen with an enormous 64" square Jet Stream Granite island.
- Mini-split units in each room for quiet and individually controlled comfort.
- Whole-house water filtration system.
- High-end German designer Schüco windows are triple paned and provide thermal, noise and UV protection. Windows can open tilt or casement style.
- Hardwood floors throughout.
- Washer/dryer for each unit.
- Estimated utilities: Electric for the common areas \$50. Electric for the duplex \$120- \$200 per month depending on season. Gas is \$200/month during the winter, \$25-\$30 during warm weather. Water is \$70/month.
- Roof: new sealant in 2019
- Water heater: On-demand tankless for duplex, regular tank for rental unit, both installed in 2021.
- Boiler: installed 2014
- Internet provider: Verizon FIOS



Rezwan Sharif

Lic. R.E. Salesperson
M: 917.434.1920
rezwan@compass.com

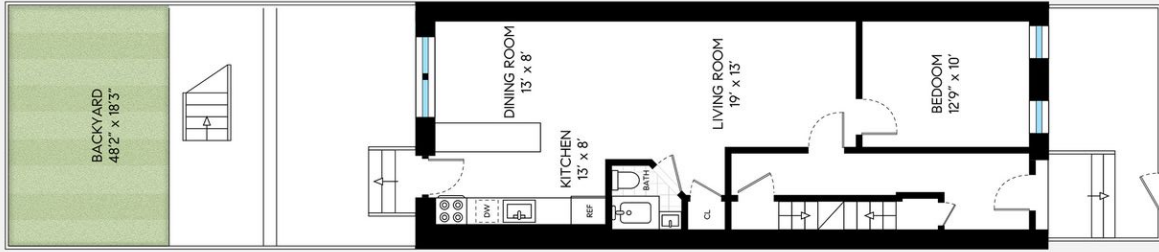


Helen Chee

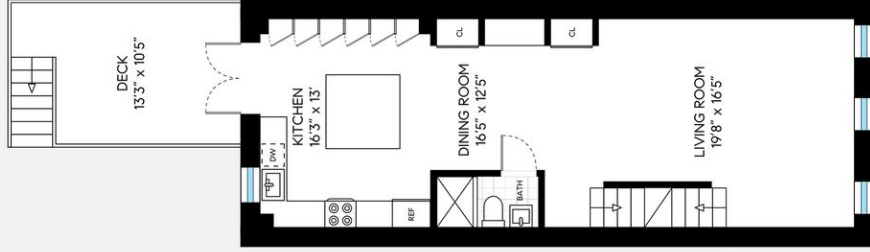
Lic. Assoc. R.E. Broker
M: 347.733.5801
helen@compass.com

the
SBN
team

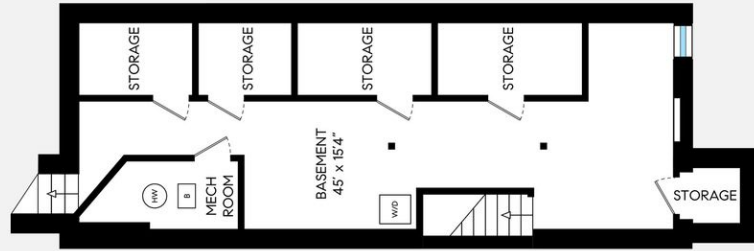
374 12TH STREET, BROOKLYN, NY 11215



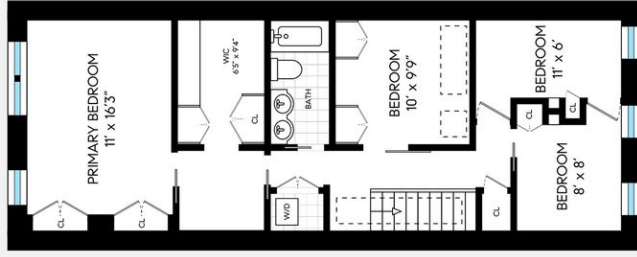
GARDEN FLOOR
CEILING HEIGHT 9'2"



SECOND FLOOR
CEILING HEIGHT 9'6"



BASEMENT
CEILING HEIGHT 6'6"



THIRD FLOOR
CEILING HEIGHT 9'6"

