



# 831 Lincoln Place

Crown Heights

6 BD 4 BA 3410 SF \$2,450,000

## About the House

Building size: 20' x 45', 4 stories + basement  
Lot size: 20' x 127.5'  
Use: Legal 2-family  
Backyard: 20' x 70'  
5 Decorative Fireplaces  
Decorative mouldings, built-ins  
Hardwood Floors  
Washer / Dryer in each unit  
2 electric meters, 1 gas meter  
Roof: new layer added 3 years ago

## About the Location

Located on Brooklyn's "Greenest Block", in prime Crown Heights near Prospect Heights. Within a mile radius are some of Brooklyn's most popular cultural and recreation centers - Brooklyn Botanic Gardens, Brooklyn Museum, Prospect Park Zoo, Children's Museum, the pool and wellness center at Bedford Union Armory, Brower Park. Favorite local spots include Barbacino Pizza, Ras, Memphis Seoul, Centanni, Mayfield, Aita, Silver Rice, Rangoon, Daughter, Two Saints, Franklin Park, Union Market for groceries, the list goes on. Super convenient and easy access to Manhattan east or west via the 3 train only 2 blocks away at Nostrand, or 2 more blocks to the 2 or 5 at President St.



**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

831 LINCOLN PLACE, BROOKLYN, NY 11216



**BASEMENT**  
CEILING HEIGHT 6.5"

**GARDEN LEVEL**  
CEILING HEIGHT 8"

**PARLOUR LEVEL**  
CEILING HEIGHT 9.6"

**2<sup>nd</sup> FLOOR**  
CEILING HEIGHT 9'

**3<sup>rd</sup> FLOOR**  
CEILING HEIGHT 7.10"



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INT: 3,410 SF  
BASEMENT: 766 SF  
EXT: 1,725 SF