

84 Lincoln Avenue, Brooklyn, NY 11208

List Price: \$799,000

**PRICE REDUCED!**  
**84 LINCOLN AVENUE \$799,000.00**  
~~4627,000.00~~  
**BROOKLYN, NY 11208**

**DETAILS:**  
 • 2 FAMILY FRAME - NEWLY RENOVATED (NO 2006)  
 • 5 BEDROOMS  
 • 3 BATHROOMS  
 • HARDWOOD FLOORS  
 • BUILDING 16 X 38 FT  
 • 100% FINISHED BASEMENT W/OSE  
 • FULL FINISHED BASEMENT W/OSE (HALL, BATHROOM)

**DESCRIPTION:**  
 Located In The Cypress Hills Neighborhood, This Recently Renovated Frame Multi-Family House Is The Perfect Income Property. Featuring Heated Enclosed Front Porch, 5 Bedrooms, New Eat In Kitchen With Granite Counter-Top & Stainless Steel Appliances, Hardwood Floors, Lots Of Windows Allows Natural Lighting. Full Finished Basement W/Ose, And Backyard.

**NOVEMBER 11, 2017**  
**REALTY OF NY, Inc.**  
 Making A Smart Investor  
**SHANIE BARAN**  
 (347) 838-3200  
 www.sovereignrealtyny.com

<b>ML#:</b> 2983647	Res	2 Family, Sd	LSC: PC
<b>Sec/Area:</b>	Colonial		
<b>Devel:</b>	Rooms: 11		
<b>Schools:</b> 19	Community District 19	<b>Br:</b> 5	<b>MBR 1st Floor:</b> N
<b>Taxes:</b> \$3,900.00	<b>Vill Tax:</b>	<b>Baths Full:</b> 3	<b>Half:</b> 0
<b>Total Taxes:</b> \$3,900.00		<b>Basement:</b> Full	<b>Fin Bsmt:</b> Y
<b>Taxes w/Basic STAR:</b>		<b>Lot Size:</b> 20 X 87.5	
<b>Dis:</b>	<b>Sec:</b>	<b>Lot Sqft:</b> 1750	
<b>Block:</b> 04108	<b>Lot:</b> 0082	<b>Zoning:</b> R5	
<b>Adult Comm:</b> N	<b>Gated Prop:</b> N		
<b>Beach Rts:</b> N	<b>Dock Rts:</b> N		

**Cross Street:** Etna & Autumn  Walk Score®: 91

**Directions:** Google Map / Mapquest.Com

**Property Description:** Located In The Cypress Hills Neighborhood, This Recently Renovated Frame Multi-Family House Is The Perfect Income Property. Featuring Heated Enclosed Front Porch, 5 Bedrooms (Poss.6), 3 Full Baths, New Eat In Kitchen With Granite Counter-Top & Stainless Steel Appliances, Hardwood Floors. Lots Of Windows Allows Natural Lighting. Full Finished Basement W/Ose, And Backyard.

<u>Property Info</u>	<u>Rooms/Interior</u>	<u>Appliances/Utilities</u>	<u>Exterior</u>
<b>Appx Yr Built:</b> 1901	<b># Kitchens:</b> 2	<b>Stove:</b> 2	<b>Garage:</b>
<b>New Constr:</b> N	<b>Eat In Kitchen:</b> Y	<b>Refrigerator:</b> 2	<b>Driveway:</b> N
<b>Construction:</b> Frame	<b>DiningRm:</b> Formal	<b>Dishwasher:</b> 0	<b>Porch:</b> 1
<b>Front Expose:</b>	<b>Den/Fam Rm:</b> Y	<b>Washer:</b> 0	<b>Patio:</b> 0
<b>Cul-De-Sac:</b> Corner: N	<b>Office:</b> Y	<b>Dryer:</b> 0	<b>Deck:</b> 0
<b>Horse Prop:</b> N	<b>Attic:</b> N	<b>A/C:</b> N	<b>Pool:</b> N
<b>Appearance:</b> Excellent	<b>Apx Int Sqft:</b> 1904	<b>Heat:</b> Gas, Steam	<b>Tennis Ct:</b> N
<b>Waterfront:</b> N	<b>Wood Flrs:</b> Y	<b>Heat Zones:</b>	<b>Ing Sprinkl:</b>
<b>Waterview:</b> N	<b>W/W Carpet:</b> N	<b>Sep HW Heater:</b> 1	<b>Building Size:</b> 1904
<b>Water Frtage:</b>	<b>Fireplaces:</b> 0		<b>Water:</b> Public
<b>Bulkhead:</b> N	<b>Skylight:</b>		<b>Sewer:</b> Y

**Bsmt/Subfl:** Full Finished Basement W/Own Separate Entrance **Also For Rent:** N

**1st Floor:** En.Porch, F. Living, F. Dining, Eik, Full Bath, 2 Bedrooms **Rental Income:**

**2nd Floor:** Office, Formal Living, Dining, Eik, Full Bath, 3 Bedrooms **Short Sale:** N

**3rd Floor:** **REO:** N

**Personal Property Exclusions:**

**Energy Efficient Features:** N

**List Date:** 11/06/2017

**Original LP:** \$825,000  
**Prior LP:** \$825,000  
**List Price:** \$799,000  
**Owner Financing:** N

**Occupancy:**