

AUCTION

Thursday, December 15

Previously \$4,000,000

Minimum Bid \$3,199,000

**NEWLY RENOVATED
TOWNHOUSE**

139 Vanderbilt Avenue · Brooklyn, NY



PARAMOUNT REALTY
USA

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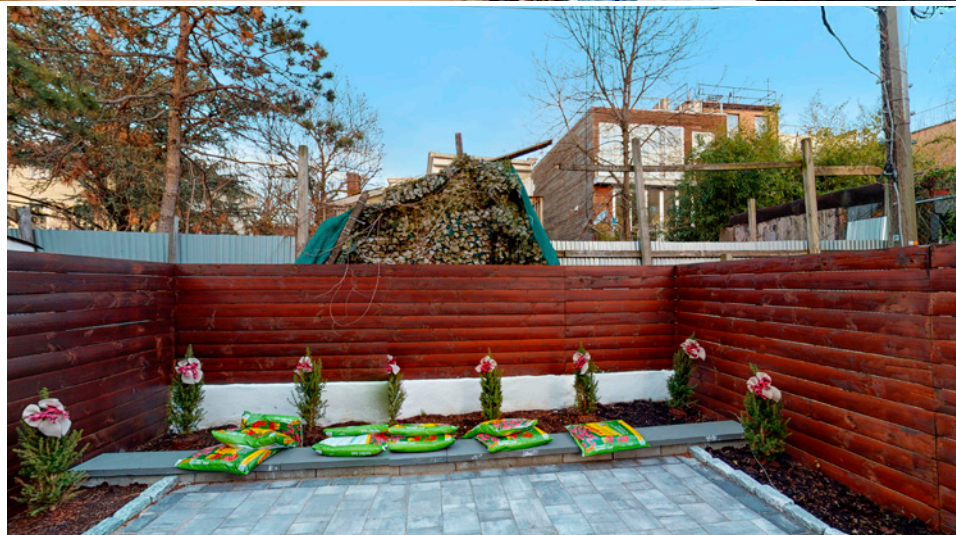
Listing Agent
Debbie Menjivar



PROPERTY OVERVIEW

Situated on a tranquil, tree-lined street of row houses in the exclusive Wallabout Historic District in Clinton Hill, Brooklyn, 139 Vanderbilt is the classic brownstone with modern updates. As the perfect home or an investment property, this townhome is ideally situated with dining, local coffee shops, shopping and entertainment nearby.

Originally a four-family, the 3,552 square foot building has been completely renovated and reconfigured as a modern owner's triplex with a duplex garden unit below. Featuring a parlor floor terrace, a second floor balcony and a back yard, this townhome will be delivered vacant.



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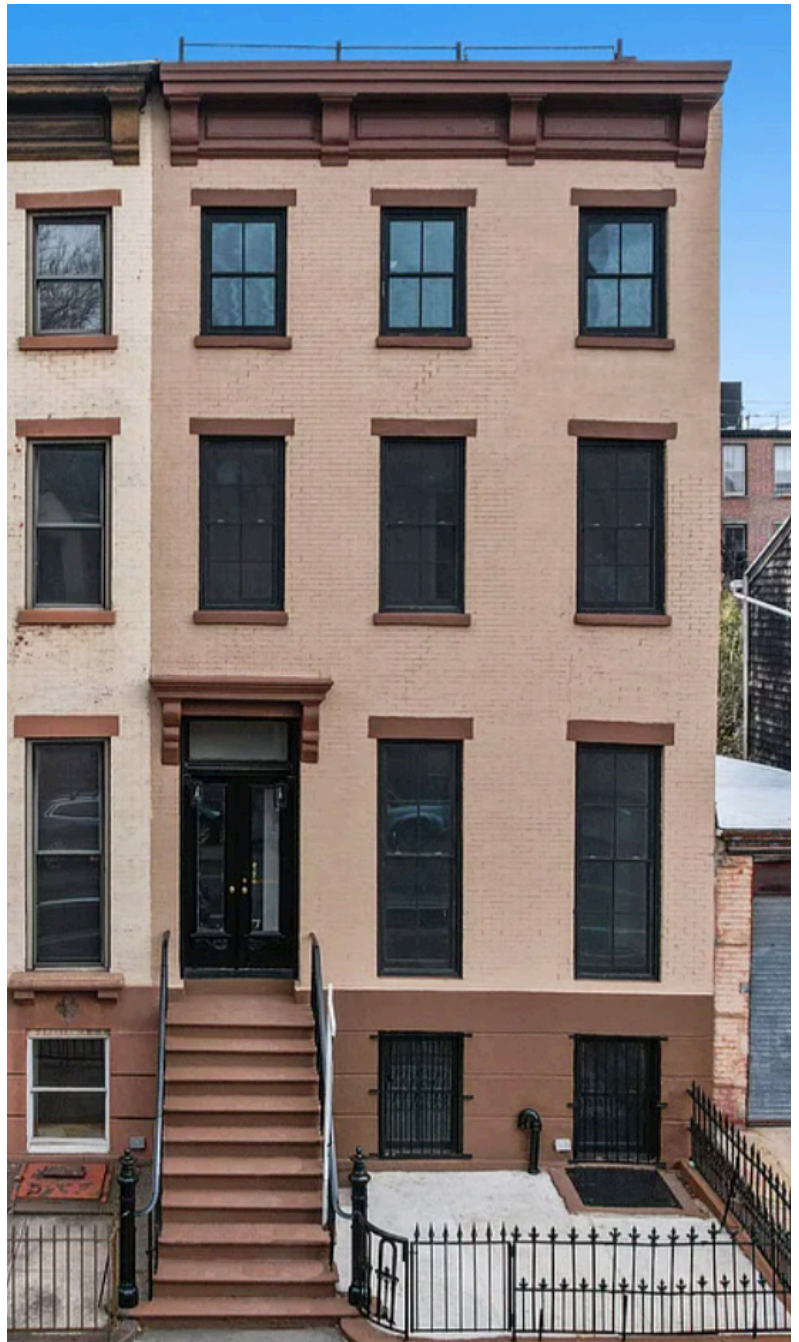
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PROPERTY INFORMATION

Location	East side of Vanderbilt Ave between Myrtle Ave. & Park Ave.	Real Estate Taxes	\$10,058
Borough/Block/Lot	Brooklyn/01887/0006	Zoning District	R5B
Neighborhood	Clinton Hill	Floor Air Ratio (FAR)	2
Lot Size	20.62' x 80' (approx. 1,649 sq. ft.)	FAR as built	1.94
		Historic District	Wallabout

BUILDING INFORMATION

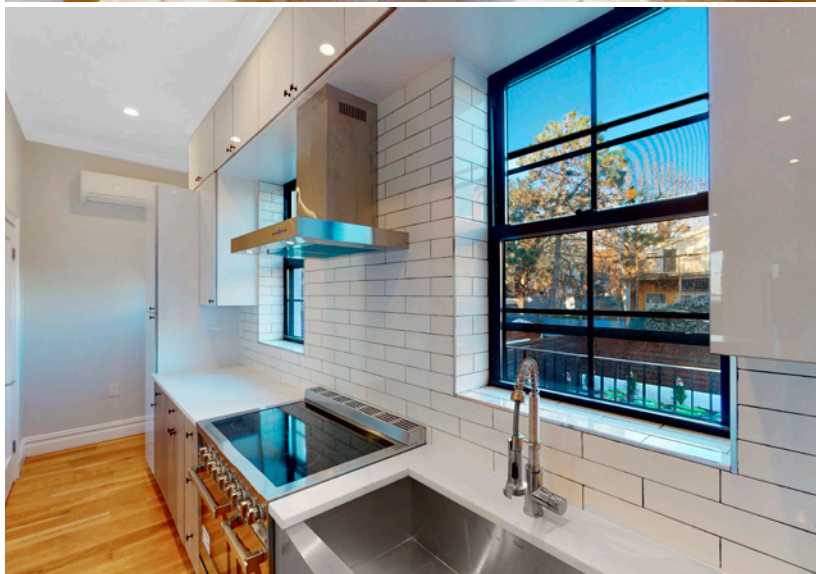
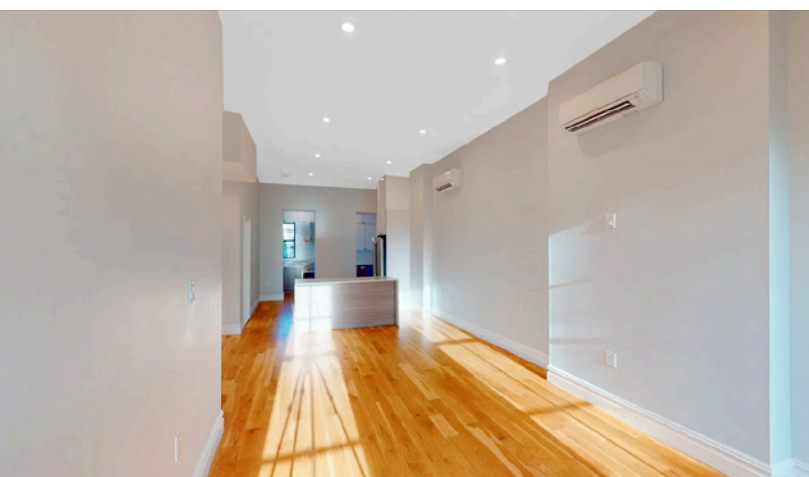
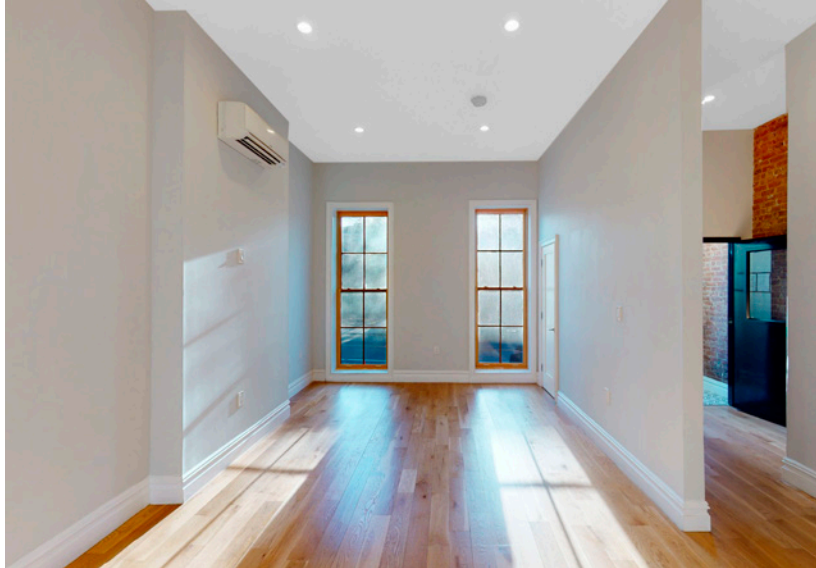
Units	2
Rooms	7
Bedrooms	5
Bathrooms	4.5
Building Status	Vacant
Year Built	1905
Renovation	2022
Construction Type	Masonry
Building Class	Four Families (C3)
Dimensions	20' x 40'
Size	3,552 sq. ft. (approx.)
Building Height	3 stories plus lower level (approx. 39')
Features	<ul style="list-style-type: none">· Completely renovated· New rustic flooring throughout· Vibrant white molding· Modern kitchens with new appliances· New bathrooms with modern fixtures



TRIPLEX – 3 FLOORS

Parlor Floor

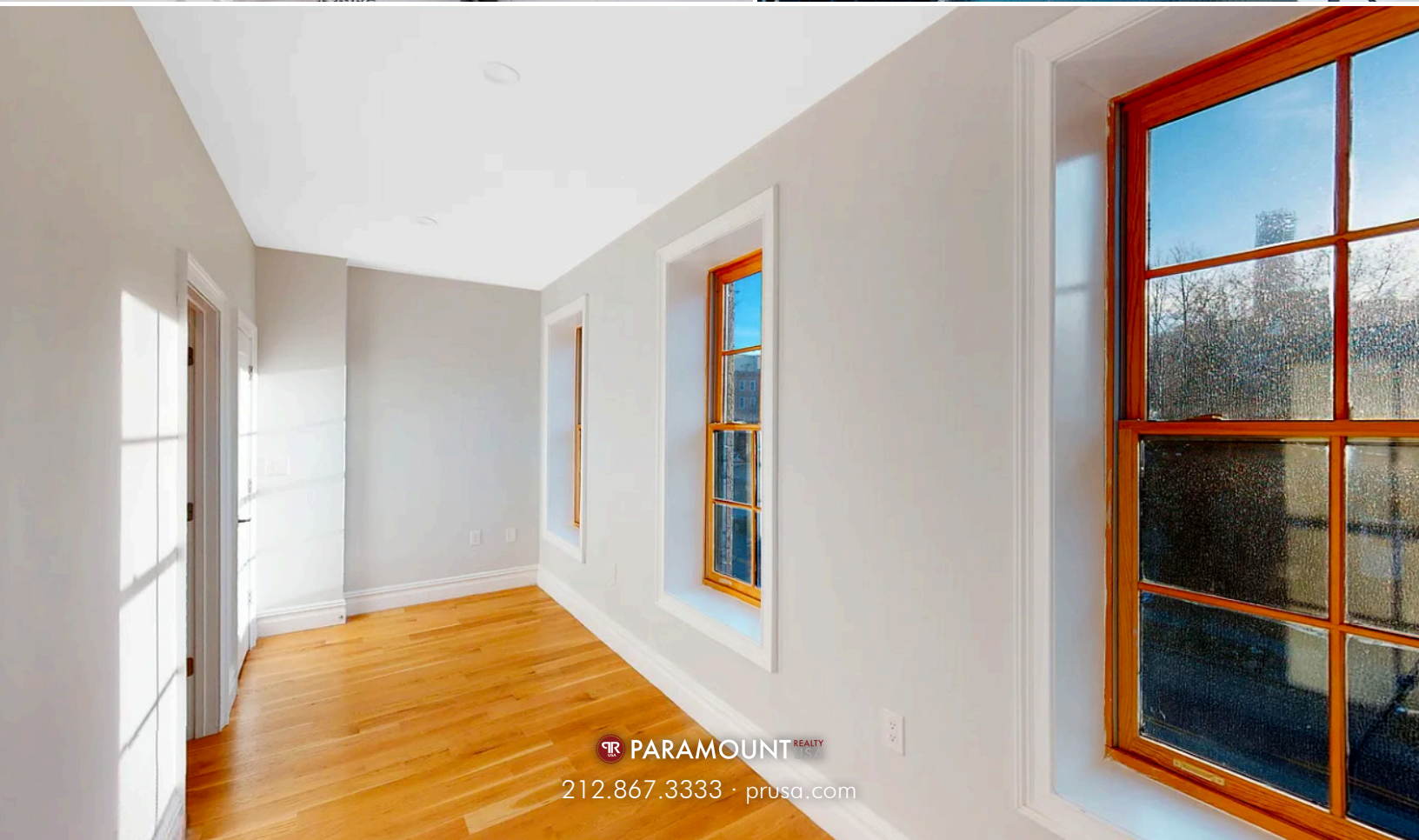
The first floor is a large open floor plan transitioning between the kitchen, dining area, and living room creating a flowing casual vibe. The space is a perfect configuration for entertaining where dining and living is combined. To the rear of the floor, you have a beautiful, windowed galley kitchen with brand-new stainless-steel appliance and access to a private deck and backyard.





Second Floor

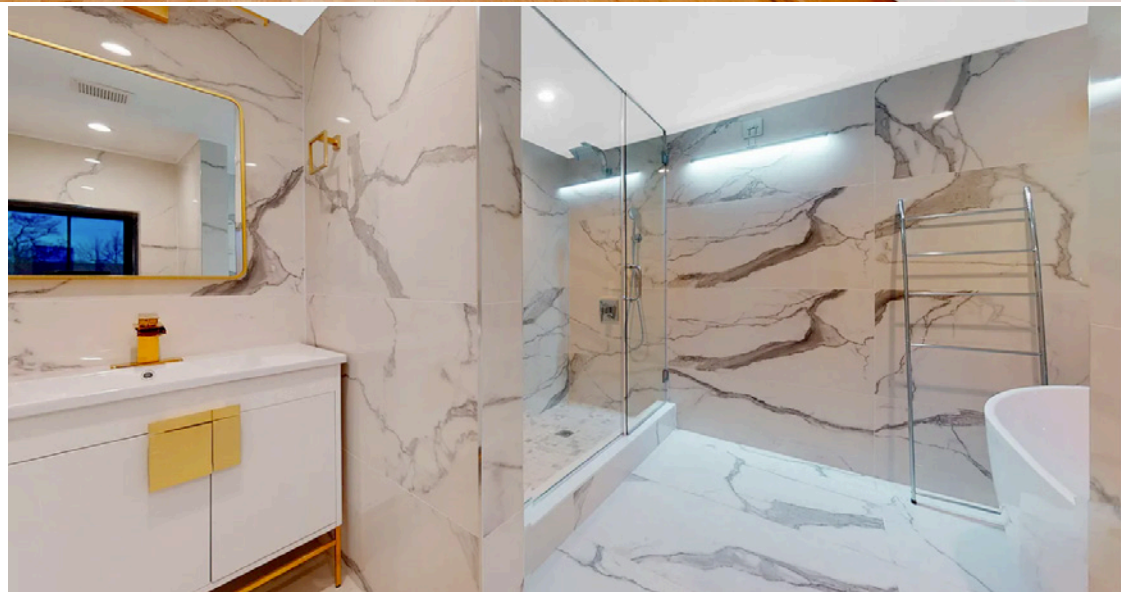
The second floor features 3 brand new, spectacular bedrooms and a modern ceramic bathroom with new amenities. As you make your way towards the rear of this floor, there is access to a private terrace overlooking the beautiful horizon and backyard.





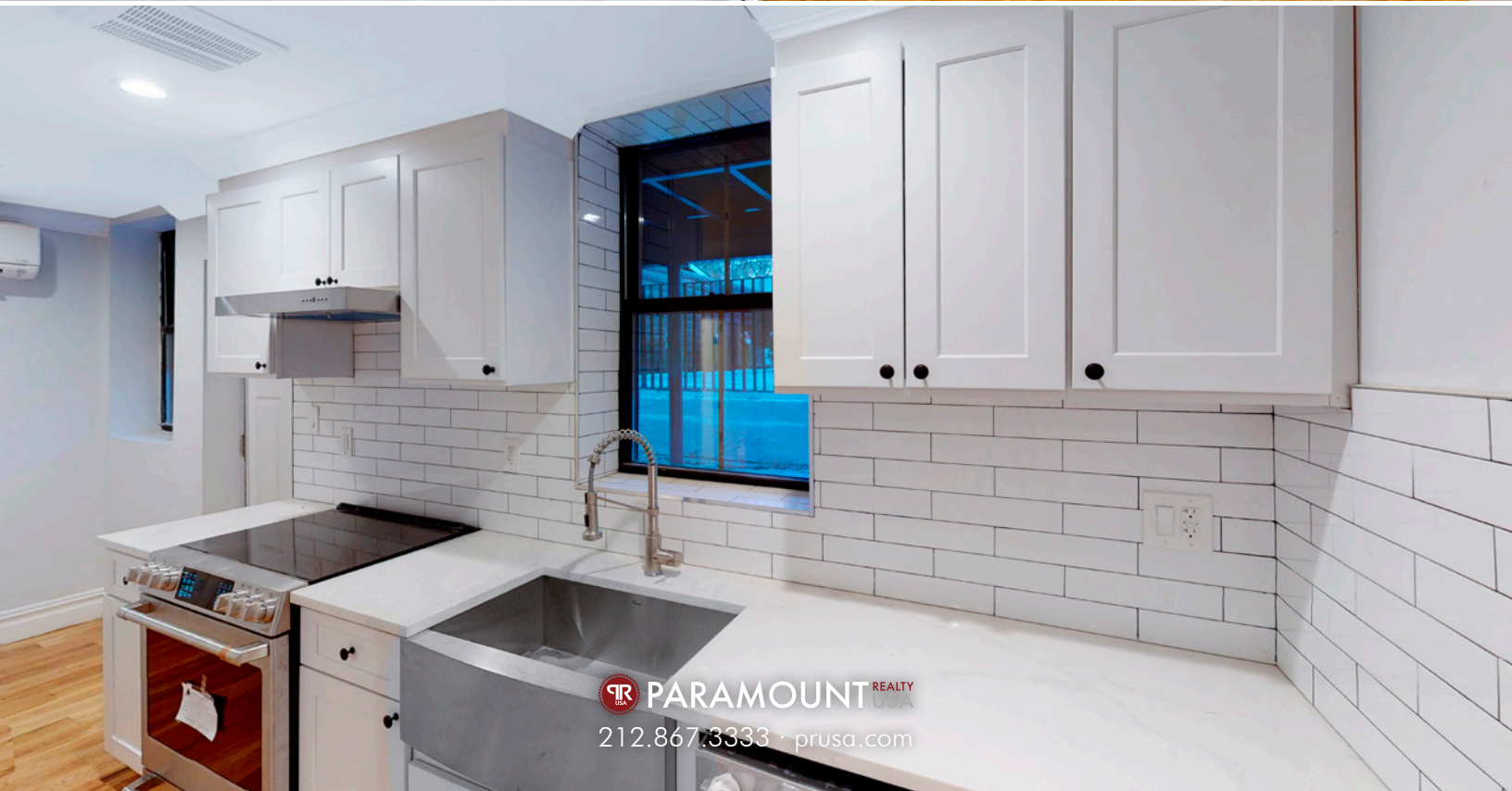
Third Floor

The third floor features a brand new primary suite with beautiful views, a large walk-in closet and a luxurious, full-sized modern ceramic bathroom containing a brand new free-standing soaking tub.



GARDEN DUPLEX – GARDEN LEVEL & BASEMENT

The townhouse contains a brand-new garden duplex unit which is an oversized studio with an open living layout, that is large enough to create a one-bedroom configuration. There is full backyard access through the rear of the unit, where the beautifully appointed kitchen is situated. Access to the basement is via the entry foyer for an added recreation room.



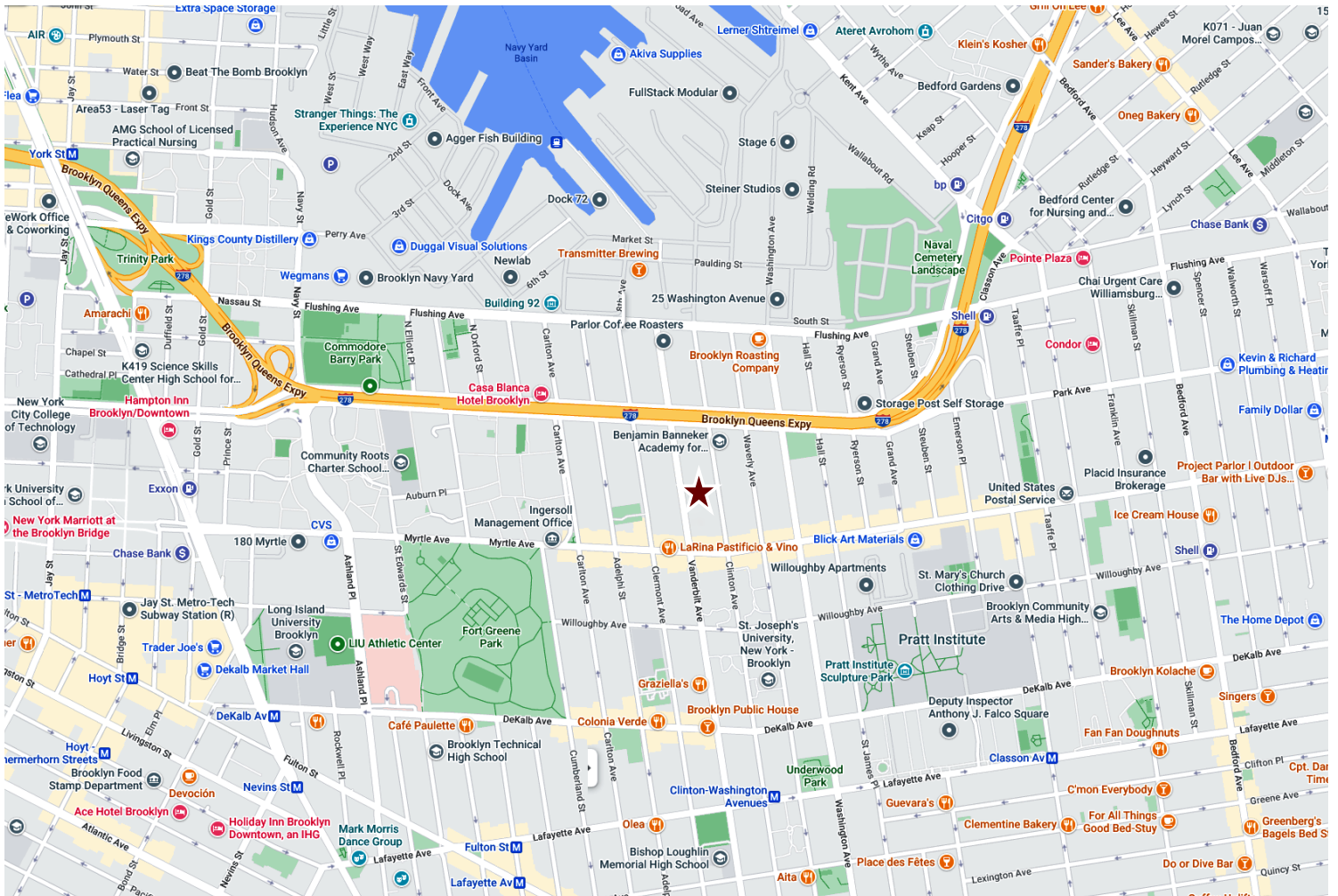
HOW TO PARTICIPATE

1. **REVIEW Due Diligence Information**, which includes Bid Instructions, 3D floor plans, projected income and expenses and more, by following Step 2 at [this link](#) or visiting prusa.com.
2. **TOUR the property** by appointment only. Please email info@prusa.com to schedule a tour on:
 - Saturday, November 19 (12pm)
 - Saturday, December 3 (12pm)
 - Sunday, December 11 (12pm)
3. **BID by bid deadline of Thursday, December 15 at 4pm EST.** You must submit a written bid along with 10% deposit by the bid deadline. See Due Diligence Information for complete instructions.

Buyer's Premium 3%. Subject to prior sale. Submit bid at any time. Broker participation invited.

THE AREA

Tap the map to explore the neighborhood in Google Maps.



The listing broker for the property is Debbie Menjivar (unique ID number 10401281273) with Winzone Realty Inc. (81-15 Queens Blvd #2A, Elmhurst, NY 11373). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Suggested Opening Bid, if any, which is not a reserve price and only a suggestion as to where bidding may begin. Any bid is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price. Furniture and other personalty is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.





PROPERTY AUCTIONS

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