



## 464 MARION STREET

LOCATED BETWEEN LORIMER STREET  
AND UNION AVENUE

This lovely, pre-war three-bedroom two-bath duplex townhouse with original moldings and woodwork boasts a stunning setting inclusive of a lovely outdoor space and two decorative fireplaces. There are two elegant bathrooms with pristine finishes, one with a clawfoot tub. Stunning kitchen areas are modern with stainless steel appliances. First floor holds one spacious living room, an eleven foot wide media room, and a large master bedroom with access to an inviting deck. The second floor is sun-drenched holding two spacious bedrooms, a sitting area and formal dining room leading to a twenty foot terrace with large grill. Townhouse has high ceilings with oversized rooms offering an amazing space for an office and entertainment area. Beautiful hardwood floors throughout and plenty of windows allowing for an abundance of natural light. There is access to a shared laundry area and potential for storage in basement. Street parking available. Location is conveniently located near all major trains such as the J, Z, L, M, A, and C trains. A short walk to all shopping, dining, and entertainment. First floor apartment is currently paying \$2,000 rental month to month or property can be delivered completely vacant.

**\$1,300,000**

### LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY

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**STUNNING PRE-WAR DUPLEX TOWNHOUSE IN THE HEART OF BED STUY**







