

**22 Van Buren Street
Brooklyn, NY 11221
Community Board 3
\$605,000**

Property Overview

*Three Story, Two-Unit Home
3 Bedrooms, 1 Studio,
3 Bathrooms (Total)
2,966 Square Feet
New Construction-Built in 2017*



Rendering of 22 Van Buren Street

Preliminary Scope of Work (subject to change)

Ground Floor (Rental Unit)

Living Room/Dining Room

Kitchen

Open Design

New Range, Range Hood and Refrigerator

New Kitchen cabinets, countertops and sink

Studio Bedroom

One Closet in Bedroom

Bathroom

New Bathtub, Toilet, Vanity, Sink and

Medicine Cabinet

Second Floor (Owner's Unit)

Living Room/Dining Area

Kitchen

New Range, Range Hood, Dishwasher and

Refrigerator

New Kitchen cabinets, countertops and sink

Bedroom

Two Closets in Bedroom

Bathroom

New Bathtub, Toilet, Vanity, Sink and

Medicine Cabinet

Third Floor (Owner's Unit)

Two Bedrooms

Walk-in Closet in Bedroom 1

Two Closets in Bedroom 2

Bathroom

New Bathtub, Toilet, Vanity, Sink and Medicine

Cabinet

Laundry Room

Washer/Dryer Hook-Up

Other Interior Space

Unfinished Cellar (Not for Habitation)

Exterior Space

Platform and Stairs to Backyard from 2nd Floor

Exterior

Backyard

Other Features

Enterprise Green Communities certified additions for healthier and sustainable living and operation with:

- *Low/No VOC Paint and Wood Finishes*
- *Advanced Low-flow plumbing fixtures*
- *Digital Thermostat*
- *Energy Efficient Appliances, Fixtures, Doors and Windows*
- *High-Efficiency Boiler/ Hot Water Tank*

Other Features

UDAAP Tax Exemption

Must Be Owner-Occupied

Resale Restrictions of Twenty Years