



Live-with-Income with Newly Improved Price
Fully Gut Renovated Sunny Owner's Duplex and Three Free-market Units
Corner Lot with 4 Outdoor Spaces and Parking Spot

2099 Fifth Avenue

19' x 73' Built

23' x 90' Lot



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DESCRIPTION

A truly unique find in Central Harlem, this five-story townhouse was gut renovated with care, dedication, and vision. It is currently configured as a three-bedroom owner's duplex and three market rate floor-through apartments that are in excellent condition. Boasting South, West, and East exposures, each floor is flooded with sunlight, and all the apartments have private outdoor spaces and central air conditioning. Moreover, in addition to a lush rear garden, the owner's duplex has a private, gated parking space. The three units above the duplex all have their own mechanicals including their own humidifiers and on-demand hot water heaters, making this townhouse run at high-level efficiency. The cherry on top – incredibly low taxes and expenses.

Garden Floor Duplex (Owner's Duplex)

A private entrance underneath the townhouse stoop provides access to the garden floor of the owner's duplex. The wide foyer and main hallway lead toward a central kitchen with an island, copious cabinetry, and a bay window. A long, formal dining room is found at the rear of the floor and flows out to the garden.

There are two bedrooms on the floor – one situated in the front with a working fireplace and the other next to the dining room. A full bathroom with a pedestal sink and shower stall is located off the hall.

The South-facing townhouse garden boasts fresh sod, multiple fruit trees (pear, plum, peach, fig) as well as Italian Cypress and Norwegian Spruce trees. Here you will find your very own gated parking spot!

Parlour Floor (Owner's Duplex)

The owner's duplex can also be accessed from the townhouse's common vestibule.

The parlour floor features a long, open living room with space for multiple seating areas and 13.5-foot ceilings. There is a brick hearth with a working gas fireplace as well as a bay window and grand front-facing window offering wide views of the Avenue. The rear of the floor contains a master bedroom that

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looks out over the townhouse garden. There are multiple closets, and a generous en-suite bath that includes two pedestal sinks, a bidet, and stacked washer/dryer. A coat closet and another full bathroom complete the floor.

Third Floor

The third floor of the townhouse is a two-bedroom, floor-through apartment. The layout offers both flow and privacy with an "L-shaped" great room at the front of the floor and bedrooms at the rear. Plus, multiple exposures and high ceilings guarantee splendid natural light throughout. Additional highlights include: a gorgeous bay window and brick hearth and working fireplace; a spacious kitchen with a wall oven, dishwasher, and window over the sink; in-unit stacked washer and dryer; plenty of closet space; a private terrace and central air.

Fourth Floor

The layout of fourth floor is identical to the third-floor apartment. The two flat windows sitting above the third floor bay provides the living room with tons of sunlight.

Fifth Floor

Another income-generating floor-through apartment occupies the fifth floor of the townhouse. The two-bedroom layout follows the same footprint of the floors below. This apartment does not have a fireplace, but does have a top-tier terrace with skyline views and vaulted ceilings.

Cellar

This is a raw, unfinished space, yet dry and tidy. The owner's duplex mechanicals are located here including instant (on-demand) hot water heater, the humidifier and HVAC system and a sprinkler system for the shared stairwell. There is ample room for storage and perhaps even a wine cellar. The ceiling height makes this the perfect level for a future media room or a gym.

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PROJECTED RENT ROLL

Unit	Bedrooms	Status	Rent	Lease Expiration
1	Owner Occupied Duplex	Free Market	8,500*	N/A
2	2 Bed	Free Market	\$3,465	May 1, 2022
3	2 Bed	Free Market	\$3,050	June 1, 2022
4	2 Bed	Free Market	\$3,255	June 1, 2022
		Monthly:	\$18,270	
		Annually:	\$219,240	

*Projected Rent

ESTIMATED EXPENSES

Real Estate Taxes (2022)	\$3,838
Insurance	\$2,592
ConEdison	\$698***
Water & Sewer	\$456
Annual Expenses	\$7,584

***Tenants pay their own electricity and hot water

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ADDITIONAL INFORMATION

Year Built 1880

Historic District None

Zoning R7-2

FAR 2.80

Maximum Allowable FAR 3.44

Tax Class 2A

Approximate Square Footage 6,000 including cellar level

Price: \$5,135,000

Contact:

The Vandenberg Team

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