

Hamptons

INTERNATIONAL



490 Hancock St, Brooklyn, NY 11233

4 🏠 3 🚗

£1,490,000

(\$1,900,000)

Property details



Key features

- **Area Description: Metropolitan**
- **Road Type: City / Town Street**

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Description

Classic Brownstone Residence in Bedford-Stuyvesant This beautiful and spacious brownstone is located on a tree-lined street in the heart of Bedford-Stuyvesant. Currently configured as a two-family home, this property offers a unique blend of move-in readiness with room for updates and customization, making it perfect for homeowners or investors. The well-maintained brownstone spans over 2,750 square feet, with the potential for future expansion thanks to its 994 unused FAR. The property is not landmarked, allowing flexibility for renovations or additions to suit your needs.

Property Features The layout highlights the property's historic appeal, with large windows, high ceilings, and classic architectural details. The kitchen and living spaces are functional in their current state, but updates can easily elevate the home to align with modern design trends and conveniences. The home's full basement adds versatility, providing additional storage or a creative space to expand the property's functionality. The backyard, accessible from the main living area, is ideal for gardening, outdoor dining, or creating a private urban retreat.

Prime Bedford-Stuyvesant Location Situated in one of Brooklyn's most sought-after neighborhoods, this home combines the charm of a historic brownstone community with modern urban convenience. The vibrant surroundings include boutique shops, cafes, restaurants, and cultural landmarks. With easy access to public transportation, commuting to Manhattan and other parts of Brooklyn is seamless. Local parks, schools, and grocery stores are all nearby, providing everything you need within walking distance.

Additional Details Expansion Potential: With 994 unused FAR, the property offers flexibility for future projects. Basement: Full basement offering flexibility for storage or creative use. Lot Dimensions: 18.75 ft x 100 ft, providing ample outdoor space. Zoning: R6B, offering flexibility for future projects. Low Taxes: Annual property tax of \$4,394. **A Rare Opportunity to Customize** This brownstone is a rare find—a home that offers move-in readiness with the opportunity to expand and modernize. With its flexible layout, additional FAR, and vibrant location, this property is an ideal investment or a perfect home to personalize for the future.



YOUR FLOOR PLAN IS FOR INFORMATION ONLY. MEASUREMENTS SHOULD BE TAKEN ON SITE. COLDWELL BANKER

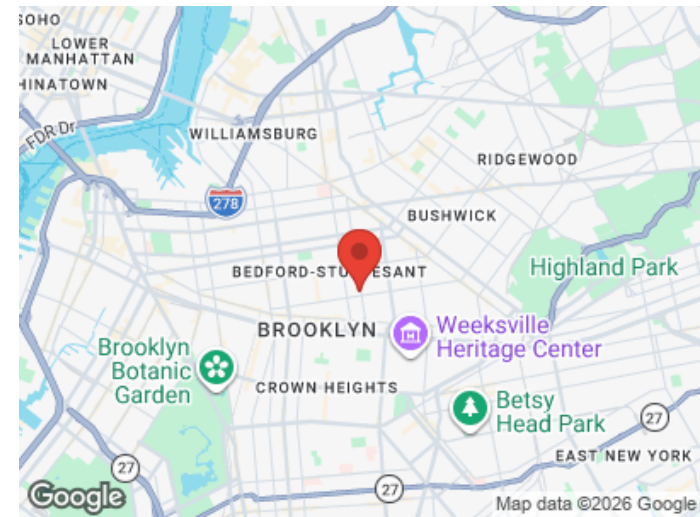
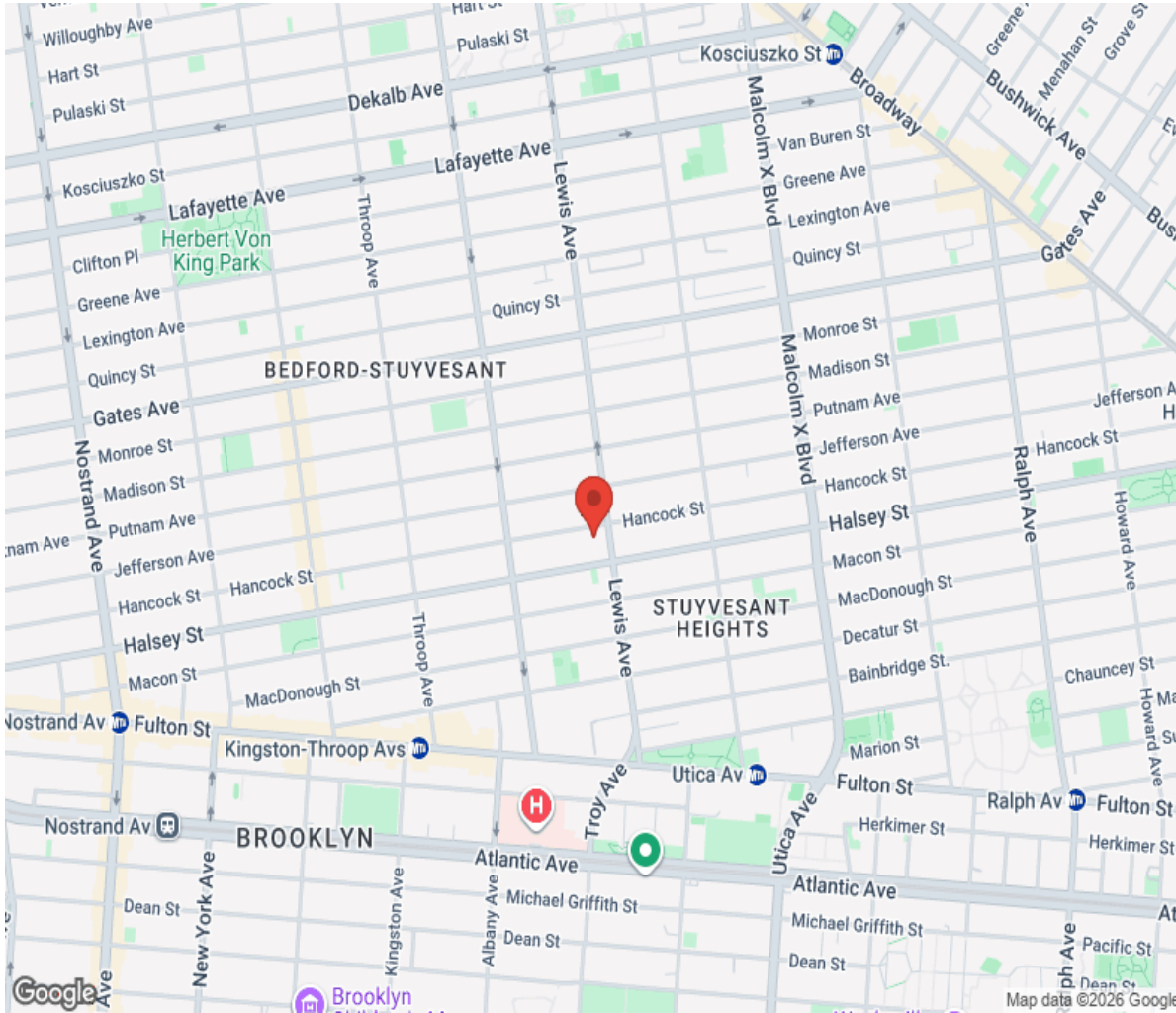








Location



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