

36 CAMBRIDGE PLACE, BROOKLYN

CLINTON HILL
HISTORIC DISTRICT

19TH CENTURY SEMI-DETACHED
TWO-FAMILY HOUSE.



*Make this charming
and historic home
your very own.*

Brennan realty services LLC

BROWNSTONE BROOKLYN'S RESIDENT EXPERTS

36 CAMBRIDGE PLACE

CLINTON HILL HISTORIC DISTRICT

This is your opportunity to acquire your very own Brooklyn home: an historic two-family house on one of the most desirable blocks in Clinton Hill. 36 Cambridge Place has been lovingly restored and meticulously maintained, and offers you and your family all the exceptional features you're looking for in a home.

HISTORIC

- Built in 1866 by John T. Barnard, French Second Empire style.
- Situated in Clinton Hill, an area of stunning 19th century brownstone and woodframe homes.

CHARMING

- Located on quiet, tree-lined Cambridge Place.
- Original 19th century details both inside and out—including parquet floors, stained glass windows, crown moldings, marble fireplace mantels, and outdoor wooden stoop and iron fencing.
- Large bay windows and abundant natural light.
- Rich in modern upgrades, including new windows, Chef's kitchen, walk-in California closets, upgraded electrical and plumbing systems, and more.

SPACIOUS

- Owner's triplex over garden-level rental.
- Four stories plus basement.
- Six bedrooms and 3.5 baths.
- Light and airy first floor with 10'-6" ceiling height.
- Full-building-width living room and family room.
- Oversized Chef's kitchen.
- Deep 100' lot.
- Large, sunny rear yard with bluestone patio and retaining walls.
- Full-building-width outdoor deck—perfect for entertaining.
- Gated alley for easy front yard-rear yard access.

CONVENIENT

- Close to subways (A, C, G) and bus lines.
- Near numerous shops, services, theatre and restaurants.
- Close to community playgrounds and parks.

SENSIBLE

- Excellent rental income generated from garden-level apartment.
- Easily combine garden level apartment into upper triplex for a single-family home.
- Manageable annual real estate taxes.

Don't miss this unique opportunity to make this beautiful home your very own!



36 Cambridge Place offers 19th century charm and detail with a wealth of modern upgrades.



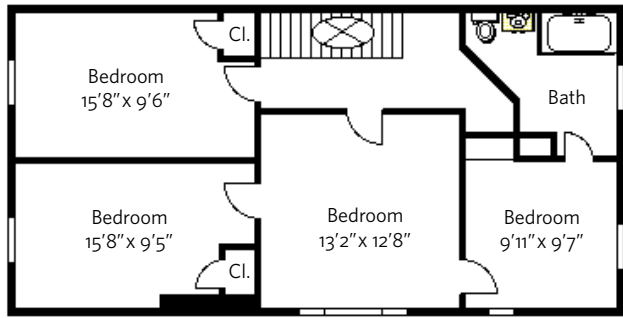
The cook's kitchen has a six burner range, two sinks, lots of natural light and new tin ceiling.



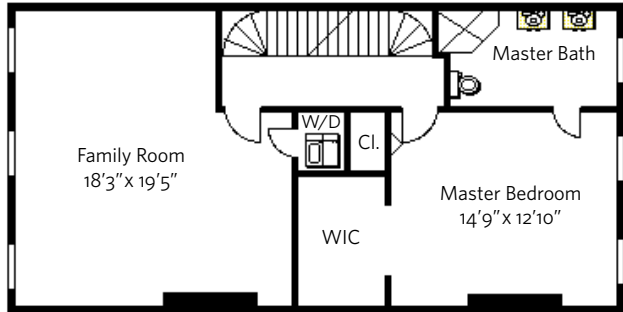
This home's elegant parlor features original parquet floors and marble fireplace mantel, high ceilings, and French doors leading to the spacious outdoor deck.

36 Cambridge Place, Brooklyn, NY 11238

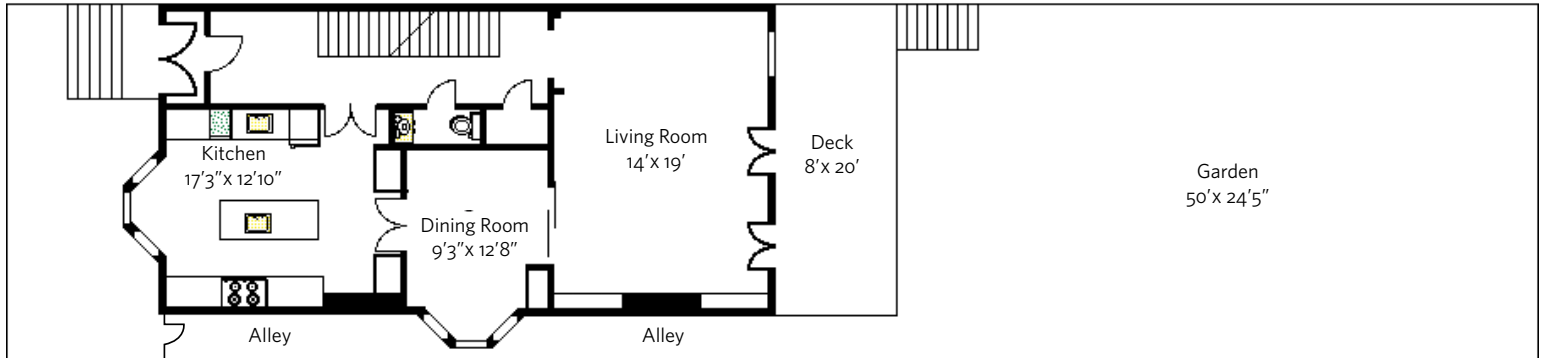
THIRD FLOOR



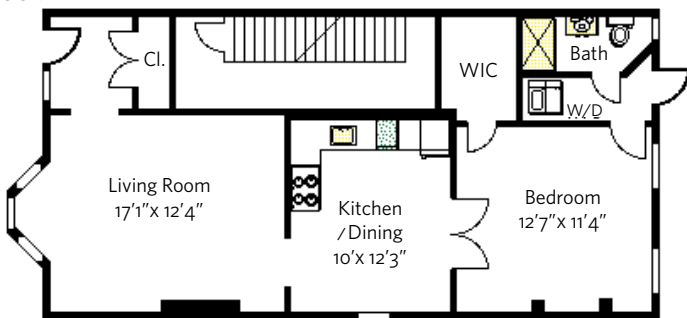
SECOND FLOOR



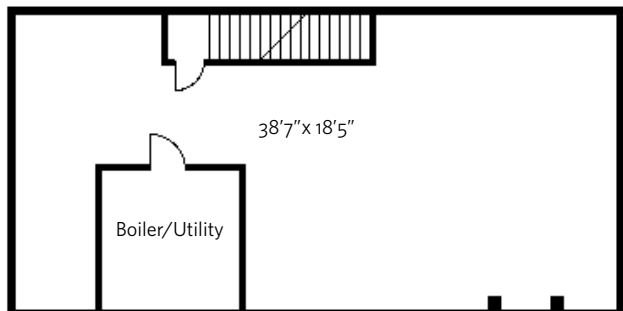
FIRST FLOOR



GARDEN FLOOR



BASEMENT



PRICE
\$1.725 million (\$518/sf)

BUILDING SIZE/SF
20' x 40' / 3,328 SF

LOT SIZE
24.5' x 100'

YARD SIZE
50' x 24.5'

BEDROOMS
6

BATHROOMS
3.5

YEAR BUILT
1866

STYLE
French Second Empire,
semi-detached woodframe

TYPE
Two-family townhouse

ANNUAL REAL ESTATE TAXES
\$5,402

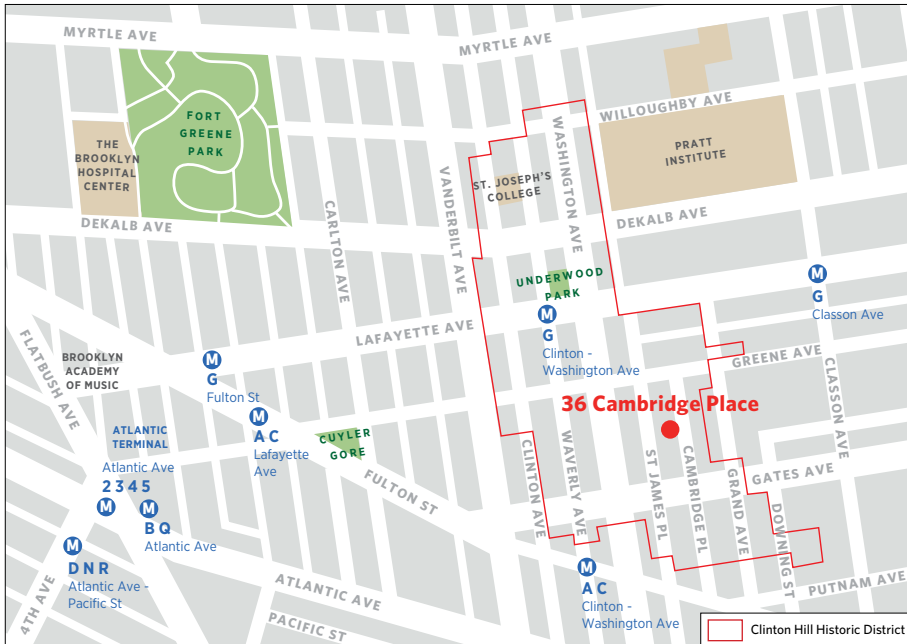


"Tree-lined Cambridge Place between Greene and Gates Avenues is one of the most visually unified blocks in the historic district."

Clinton Hill Historic District Report
City of New York Landmarks Preservation Commission



Besides original details like wood floors and crown moldings, the master bedroom features a convenient walk-in California Closet and spacious en suite bathroom.



At 36 Cambridge Place, you'll be just minutes to a wealth of area amenities.

2-10 MINUTE WALK TO:

- A, C and G subways and numerous bus lines.
- Restaurants, supermarkets, retail shops and services.
- Underwood Park and playground
- The Brooklyn Flea
- Brooklyn Public Library (Clinton Hill branch)

11-20 MINUTE WALK TO:

- Fort Greene Park
- Brooklyn Academy of Music (BAM)
- Atlantic Terminal (LIRR; 2, 3, 4, 5, B, D, M, N, Q, R subways)
- Barclay's Arena (Under development; future NY Nets home)

AND JUST ANOTHER 5-MINUTE WALK TO:

- Prospect Park
- Brooklyn Museum
- Brooklyn Botanic Garden
- Brooklyn Public Library (main branch)

... AND EVEN QUICKER IF YOU RIDE YOUR BIKE!



Donald Brennan

Owner/Broker

917 568 6525

dbrennan@brennanrealtyservices.com



Betsy Hoffman

Sales

917 622 3879

bhoffman@brennanrealtyservices.com

Brennan Realty Services is brownstone Brooklyn's boutique real estate firm specializing in homes located in and around Brooklyn's landmark districts.

BRENNAN REALTY SERVICES, LLC IS A LICENSED REAL ESTATE BROKERAGE IN NEW YORK.

www.brennanrealtyservices.com

Brennan realty services LLC

BROWNSTONE BROOKLYN'S RESIDENT EXPERTS

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. All dimensions are approximate.