

## FEATURED PROPERTY

1115 Bloomfield Street; Beautiful Brownstone in Uptown Hoboken  
5BR/3.5BA — \$2,000,000

Unique and ultra-wide four-story brick and brownstone townhome located in one of Hoboken's most coveted neighborhoods only eight minutes from the NY Waterway Ferry to Manhattan.

This distinct townhome sits on a wide 21.83' by 75' deep lot and has more than 3500 square feet of living space over four levels, a 412 square foot garden, a 130 square foot terrace as well as a full basement for storage and mechanicals.



The home is currently configured with a 2450 square foot owner's triplex with four bedrooms, two-and-a-half baths and a spacious 1050 square foot garden level rental apartment with one bedroom and one bathroom.

The staircase connecting the garden and parlor levels is still in place so the home could easily be converted back into a single family if desired.

The dramatic parlor level has high 10.5' ceilings with original plaster moldings and medallions, two fireplaces with original stone mantles, a spacious living room, a large dining room, a powder room and a unique kitchen with a wall of windows overlooking the garden with a charming brick patio surrounded by planters and covered by a mature dogwood tree.

The third floor has 10' high ceilings, two large bedrooms with walk-in closets and a smaller third bedroom perfect as a nursery or office and a full bathroom.

A fourth story addition has created a unique master suite with a large open bedroom that's flooded by light, has a vaulted ceiling and access to a private terrace and an en-suite bathroom.

The garden level rental apartment features a large open kitchen with a breakfast bar, hardwood floors, exposed brick, central heat and an alcove area in the bedroom perfect for a home office.

Other highlights include an original set of double entry doors, original parquet and wide-plank pine hardwood floors, an original staircase and handrail, central AC in the triplex and central heat throughout.

1115 Bloomfield Street is conveniently located just steps away from Washington Street's boutique shopping, restaurants, the Farmers Market and NJ Transit Bus service to Manhattan. Rental parking is available nearby, there are three rental garages within three blocks of the property.

### Property Specifics

- \$2,000,000
- \$33,360 Annual Taxes
- Neighborhood: Hoboken
- 2-Family
- Bedroom: 5
- Bathroom: 3.5
- Approximately 3500 SqFt
- Lot Size: 21.83 x 75
- Private Garden & Terrace
- Full Basement



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