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Fort Greene Fixer-Upper Sells for \$600K Above Asking Price

FORT GREENE — A fixer-upper townhouse in Fort Greene's hot real estate market sold for \$3.2 million — \$605,000 more than the asking price — even though it needs about \$800,000 in work.

Over the course of five days, 110 people visited the Italianate townhouse at 252 Carlton Ave., a block east of Fort Greene Park, and 22 made offers, according to CORE real estate agent Doug Bowen who brokered the deal with Paul Johansen.



None of those offers were below the asking price, he said.

"It's an extremely competitive market," Bowen said, noting that the four-bedroom house built in 1864, needs approximately \$800,000 in upgrades, including a new roof, floors, electrical work and plumbing.

But the 19th-century details — including arched frames, ornate plaster moldings and medallions, original woodwork and mantels — make the house highly desirable.

"It's a trend," he said. "More people are purchasing properties and reinterpreting them for today's use."

The 4,100-square-foot property is currently split into two units, with a garden apartment on the ground floor and a three-story home above.

The potential new owners plan to convert the space to a single-family home, Bowen said, noting that the previous owner, who lived there for more than 25 years, is happy with the sale.

"Everyone at the table was very pleased with the deal," he said.