



RESTORED H O M E S

Housing Development Fund Corp.

150 Broadway, Suite 2101

New York, NY 10038

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1413 Pitkin Avenue

\$415,000

Brooklyn, NY

Community Board 16

Three-Story, Two-Family Home

2 Bedrooms, 2 Bathrooms

1,953 Square Feet

Built in 1920

1ST FLOOR – 2ND FLOOR Duplex

1st Floor:

Open kitchen/living room layout

Living Room

New hardwood floors

Kitchen

New stove, refrigerator and dishwasher

New kitchen sink, cabinets and countertops

New VCT flooring

2nd Floor:

Bedrooms

2 bedrooms with new carpet or re-finished hardwood floors

Full Bathroom

New ceramic tile floor and walls

New fixtures, bathtub, toilet, vanity, sink and medicine cabinet

3RD FLOOR

Open Studio Layout

Living Room/Dining Room/Bedroom

New hardwood floors

Kitchen

New stove, refrigerator and dishwasher

New kitchen sink, cabinets and countertops

New VCT flooring

Full Bathroom

New ceramic tile floor and walls

New fixtures, bathtub, toilet, vanity, sink and medicine cabinet

OTHER FEATURES

New boiler, hot water heating system and washer-dryer hook-up

New light fixtures

New windows and skylights

New interior and exterior doors

New interior and exterior paint

New Roof

ADDITIONAL ITEMS

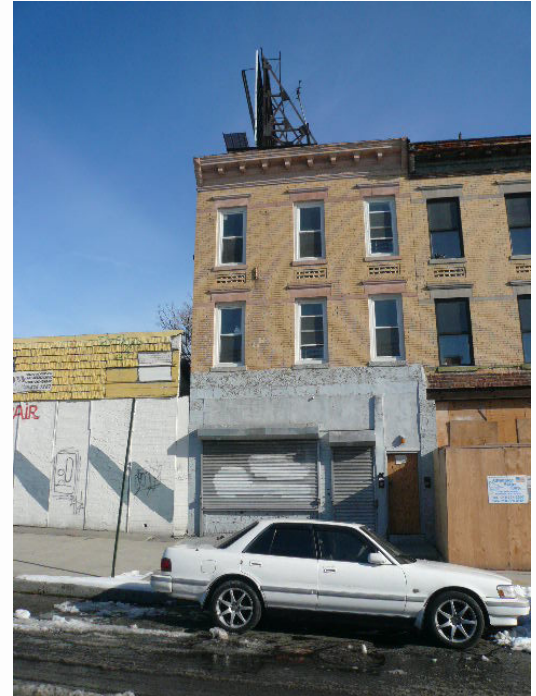
10 yr UDAAP Tax Exemption

RESTRICTIONS

Must be owner occupied

Resale restriction: 10 yrs

***Please note that these are preliminary scopes of work and are subject to change**



(pre-rehabilitation)