

425 CONVENT AVENUE

Hamilton Heights | New York

EXCLUSIVE SALE OFFERING MEMORANDUM



PURCHASE PRICE: \$2,950,000

CHRIS CAVORTI
Lic. Associate RE Broker
(m) 914.804.7091
ccavorti@corcoran.com

MARVIN CHU
Lic. Associate RE Broker
(m) 718.685.9430
marvin.chu@corcoran.com

DENISE FAVORULE
Lic. Associate RE Broker
(m) 917.864-6746
Denise.favorule@corcoran.com

The Corcoran Group is a licensed real estate broker owned and operated by NRT LLC. 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 sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.

Expertise You Can Trust.
Real Estate With Results.

RESIDENTIAL | COMMERCIAL | NEW DEVELOPMENT ADVISORY
NYC - WESTCHESTER - HAMPTONS - GREENWICH CT
#1 TEAM IN WILLIAMSBURG SINCE 2014 WITH OVER \$1 BILLION SOLD

TFT@CORCORAN.COM | @THEFORRAYTEAM



425 CONVENT AVENUE

Hamilton Heights | New York

Property Information:

ADDRESS		BUILDING INFORMATION	
Primary: <input type="checkbox"/>	425 Convent Avenue	Building Class:	Two Families (B9)
Neighborhood:	Hamilton Heights	Stories:	3
Zip code:	10031	Dimensions:	17 ft X 55 ft
Block & Lot:	02063-0018	Irregular shaped:	No
Flood Zone:		Year Built/Altered:	1901/2017
		C of O:	Yes
TAX		Landmark: No	No
Annual Property Taxes:	\$8,733 (2025/2026)	Construction Type:	Brick
Current Tax Class:	1	Buildings on Lot:	1
LOT		FLOOR AREA RATIO (FAR)	
Lot SF:	1,445	FAR as Built:	2.59
Lot Dimensions:	17 ft x 85 ft	Max FAR:	3
Ground Elevation:	111 ft		
Corner Lot:	No		
USE			
Residential Units:	2		
ZONING			
District:	R6A		

EXPERTISE YOU CAN TRUST. REAL ESTATE WITH RESULTS.

The Corcoran Group is a licensed real estate broker owned and operated by NRT LLC. 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 sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.

425 CONVENT AVENUE

Hamilton Heights | New York

Executive Summary:

Beautifully Grand, Newly Renovated Brownstone Home with Garden in Historic Hamilton Heights.

Nestled in the coveted Sugar Hill section of historic Hamilton Heights, this exquisite brownstone on tree-lined Convent Avenue has undergone meticulous renovation, leaving it in pristine condition. Originally built in 1901, this impeccably preserved home seamlessly blends elegant original woodwork details with luxurious modern updates.

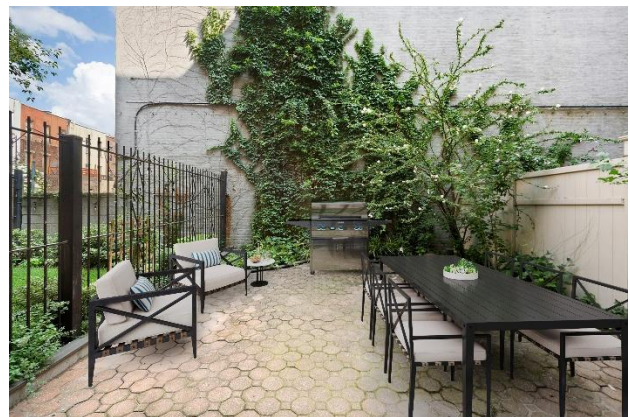
This charming townhome is ingeniously configured as a two-family property, featuring an Owner's triplex and a ground floor one-bedroom rental apartment with a private garden. Enjoy abundant natural light throughout the day, thanks to the East and West picture window exposures.

Explore the Owner's triplex by stepping onto the gorgeous parlor level floor, where a spacious living room with 11+-ft ceilings welcomes you. The foyer leads to a powder room, and beyond lies a masterfully designed chef's kitchen equipped with high-end Thermador Professional appliances and expansive countertops. Floor-to-ceiling sliding glass doors open to a dining deck overlooking the meticulously landscaped private garden.

Ascend to the second floor to discover the expansive primary suite, created by combining two bedrooms into an owner's private sleeping and dressing salon. This suite boasts an en-suite marble spa bath, a Bosch washer/dryer compartment, large walk-in closets and decorative fireplace. The top floor offers two more bedrooms with walk-in closets and a second renovated full bath.

The first floor houses a beautifully renovated 800 sq. ft. one-bedroom apartment with high ceilings, a decorative fireplace, a Bosch washer/dryer, a king-sized bedroom with ample closets, additional storage space, and a meticulously maintained 400 sq. ft. private garden. The current rental income stands at \$38,400 annually (\$3,200/month).

This unique and impressive brownstone residence is conveniently located just one block away from a gourmet supermarket, and within two blocks of the A/B/C/D subway lines on St. Nicholas Avenue and the #1 line on Broadway. The vibrant neighborhood of Hamilton Heights offers a variety of retail shops and restaurants along Amsterdam Avenue and Broadway; and nearby Riverside Park on the Hudson River provides an array of outdoor fun and activities.



EXPERTISE YOU CAN TRUST. REAL ESTATE WITH RESULTS.

The Corcoran Group is a licensed real estate broker owned and operated by NRT LLC. 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 sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.

425 CONVENT AVENUE

Hamilton Heights | New York

Existing Floor Plan:



Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

425 Convent Avenue, NYC

corcoran

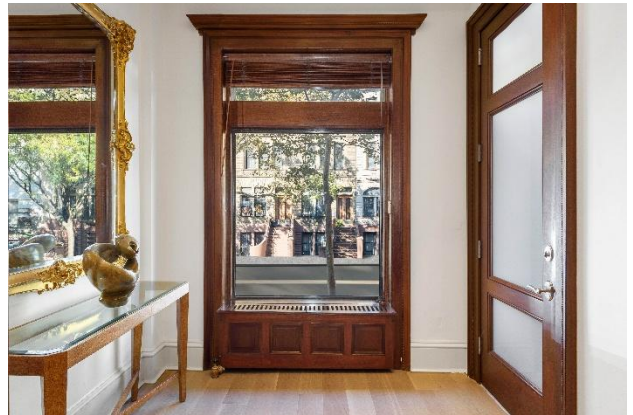
EXPERTISE YOU CAN TRUST. REAL ESTATE WITH RESULTS.

The Corcoran Group is a licensed real estate broker owned and operated by NRT LLC. 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 sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.

425 CONVENT AVENUE

Hamilton Heights | New York

Interior Photos:



EXPERTISE YOU CAN TRUST. REAL ESTATE WITH RESULTS.

The Corcoran Group is a licensed real estate broker owned and operated by NRT LLC. 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 sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.

425 CONVENT AVENUE

Hamilton Heights | New York

EXCLUSIVE MARKETING ADVISORS

THE FORRAY TEAM AT CORCORAN

- President's Council Member (**Top 1%** at Corcoran): 2025-2023-2022-2021-2020
- Ranked the **#4** Medium-Sized Team by Sales Volume in Brooklyn & **#69** in New York State by Real Trends + Tom Ferry America's Best Real Estate Professionals (**#8** & **#41** respectively, in 2023)



CHRIS CAVORTI
Lic. Associate RE Broker
(m) 914.804.7091
ccavorti@corcoran.com



MARVIN CHU
Lic. Associate RE Broker
(m) 718.685.9430
marvin.chu@corcoran.com



DENISE FAVORULE
Lic. Associate RE Broker
(m) 917.864.6746
denise.favorule@corcoran.com

The Corcoran Group is a licensed real estate broker owned and operated by NRT LLC. 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 sale, lease or financing or withdrawal without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.

Expertise You Can Trust. Real Estate With Results.

RESIDENTIAL | COMMERCIAL | NEW DEVELOPMENT ADVISORY
NYC - WESTCHESTER - HAMPTONS - GREENWICH CT
#1 TEAM IN WILLIAMSBURG SINCE 2014 WITH OVER \$1 BILLION SOLD

TFT@CORCORAN.COM | @THEFORRAYTEAM

