

124 Hamilton Street Albany, NY

Room Dimensions

OWNERS' SUITE

First Floor

Living Room	14-5 x 15-4
Formal Dining Room	14-3 x 15-5
Eat-in Kitchen	16-2 x 15-2
Full Bath 1	6-10 x 6-5
Reading Area	16-6 x 6-5

Second Floor

Master Bedroom	12-8 x 14-10
Bedroom 1	11-2 x 14-4
Full Bath 2	4 x 6-9
Upstairs Sitting Room	16-8 x 6
Laundry Room	5-2 x 5-8
Deck	21 x 11-5

APARTMENTS

Basement \$450 /mo Rent

Living Room	14-3 x 15
Kitchen	12-9 x 12-4
Full Bath	9-2 x 4-8
Bedroom 1	8 x 12

Third Floor \$550/mo Rent

Living Room	13-2 x 14-7
Dining Nook	7-1 x 9-11
Kitchen	13-3 x 6-7
Full Bath	9-9 x 3-11
Bedroom 1	15-2 x 13-5
Bedroom 2	8-8 x 12-4

(Below) Two apartments offer the ability to bring in rental income and offset expenses



Lot Size	35' x 142' (irregular)
Heat	Hot Water, baseboard
Heat Fuel	Natural Gas
Roof	Built Up, Rubber
Exterior	Brick
Water	Public
Sewer	Public
City Tax	\$2,225
School Tax	\$3,143
School Dis.	Albany
Appliances Included:	
Range w/ Oven	Refrigerator
Microwave	Disposal
Dishwasher	

David Phaff and Associates at RealtyUSA is pleased to offer

124 Hamilton Street, Albany

A Remarkable Income Property with Stunning Features and a Fantastic Owners' Suite



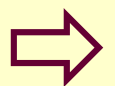
- 3 Unit home with 2 BR owners' suite
- 4585 Square feet
- Beautiful original details like 12' ceilings, curved walls and doors, marble fireplaces and wide plank wood floors
- Updated kitchen and baths with modern amenities
- Off-street parking for three vehicles
- Private, oasis-like garden and fully fenced back yard
- Large bedrooms with ample closet space
- 2 Income-producing apartments

A home like this is truly one in a million. From the outside, it may seem rather uninspired, but the remarkable interior tells a different story.

This home was built during a time when attention to detail in construction was paramount. Step inside and be transported to a different era. Ornate plasterwork, carved marble fireplaces, exquisite crystal chandeliers, uniquely curved walls and cozy getaways make this home a delight to behold. You'll discover a pleasant mix of grand spaces which make for great living and entertaining. But, the best feature of this home may arguably be the garden— a small oasis right in the center of beautiful downtown Albany.



Take the Tour



David Phaff
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Enter through the front door and you will be greeted with a magnificent living room (right). The large windows overlooking the cobblestone street let in plenty of natural light. The black marble fireplace retains all of its original detailing, and the wide plank wood floors are beautifully restored.



The formal dining room (lower right) is stately and elegant, with curved walls, crown molding, and another marble fireplace. (Chandelier not included)



Pride of Ownership

New Back Driveway

New Roof Over Kitchen Addition

All New Hot Water Heaters (4)

New Vinyl Privacy Fence in Yard

The first floor bath has been beautifully renovated, giving it a modern edge and desirable amenities. The black tile, glass bowl sink and clean lines are reminiscent of Art Deco styling.



The master bedroom (top) is spacious, and features a fireplace, a walk in closet and a hidden laundry nook.

The guest bedroom is just as lovely, and features a unique custom closet.

At the base of the stairs, you'll discover a cozy reading nook, with beautiful built-in bookcases for storing your most prized pieces of literature.



The upstairs bath (immediate left) is charming and sophisticated, with classic blue ceramic tile.

The upper floor also features a sitting room (middle) which sits at the top of the stairs.



To reach us, call:

456-5333

After hours, Ext 5555

The eat-in kitchen (above) has been updated with a modern flair. Feast your eyes on flat-paneled cabinetry, brushed nickel hardware, a center island with pendant lighting, open shelving and a large French door which opens to the beautiful garden (above right). *

* Cast iron urn planters in garden are not included with sale

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\$260,000