

The Edit

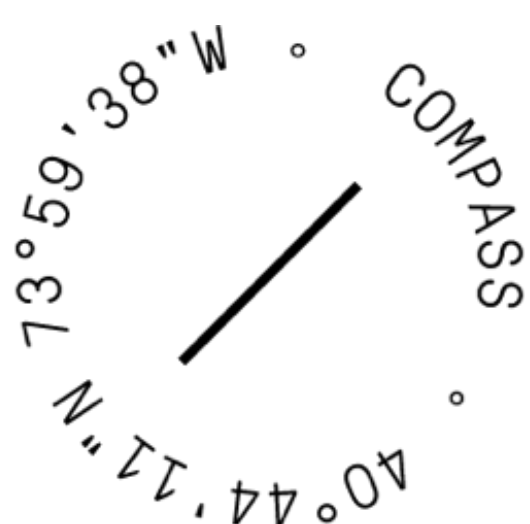
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Photo: Arnaud Montagard

Welcome to The Edit, where you will find the best that Manhattan and Brooklyn real estate has to offer. Discover dream homes and starter homes, take an in-depth look at notable buildings of value, and look back at some of the smartest real estate deals in history. My mission is to empower you with knowledge to build wealth through real estate.

—YESIM AK, Lic Associate Real Estate Broker



Park Slope

Bounded by Prospect Park to the east, Fourth Ave to the west, Flatbush Ave to the north, and Prospect Expressway to the south.

Dream Home



Listing: Tim Malone, COMPASS

This limestone townhouse, situated on a historic block off Prospect Park, was designed by Leroy Street Studio and exemplifies modern luxury with a touch of history and elegance.

If a five-bedroom townhouse is properly priced and staged, the average time to sell is 97 days.

535 1st Street
5 Beds | 5 Baths | 6,500 SF
\$13.9M

\$75k/month with \$2.8M down
\$2,350/month after an all-cash purchase
(for property taxes)



PS

Average Townhouse Sales Performance

5-Year + 41% 10-Year + 46%



The Park Slope Historic District is known for its long block fronts of two-and three-story row houses, set behind deep front yards and townhouses in the late Italianate, French Second Empire, or Neo-Grec styles.

Local Spot:
Bangkok Degree for
Thai food
847A Union St.

Starter Home



Listing: Elizabeth R Kohen & Paul A. Paglia, Garfield Realty

It's rare to find a spacious one-bedroom in a former mansion with a Juliet balcony and a beautiful outlook from its bay windows.

If a one-bedroom is properly priced and staged, the average time to sell is 39 days.

24 8th Ave, 2A
1 Bedroom | Coop
\$930k

\$5,900/month with \$190k down
\$1,091/month after an all-cash purchase



PS

Average One Bedroom Coop Sales Performance			
Non-elevator, Non-Doorman			
5-Year	+ 12.8%	10-Year	+ 43%

Best-kept Secret



135 Prospect Park West Coop in Park Slope

The grand lobby of this Beaux-Arts, pre-war elevator building offers a gracious welcome into your spacious home. Residences—particularly those overlooking the park—are seldom available. Perfectly situated at the corner of Prospect Park and 8th Street, this address provides a rare opportunity for park-front living at an accessible price point.

- **Direct views over Prospect Park**
- **High ceilings**
- **Beaux-Arts style**

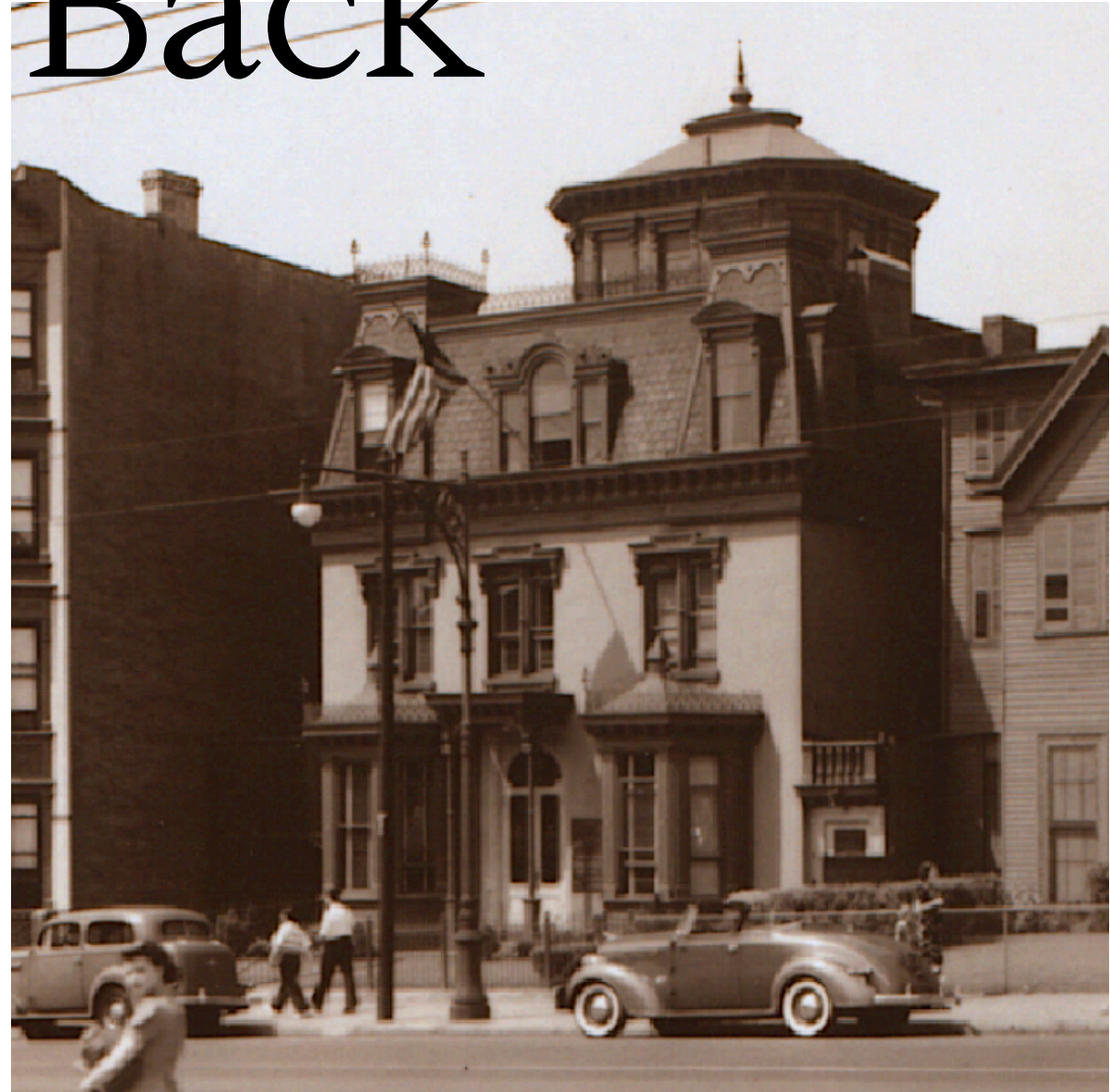


Selection of Recent Sales History

Date	Apt	Price	Size
02/2025	62B	\$525,000	Studio
08/2024	44B	\$1,325,000	3 Bed
06/2024	14	\$1,400,000	2 Bed



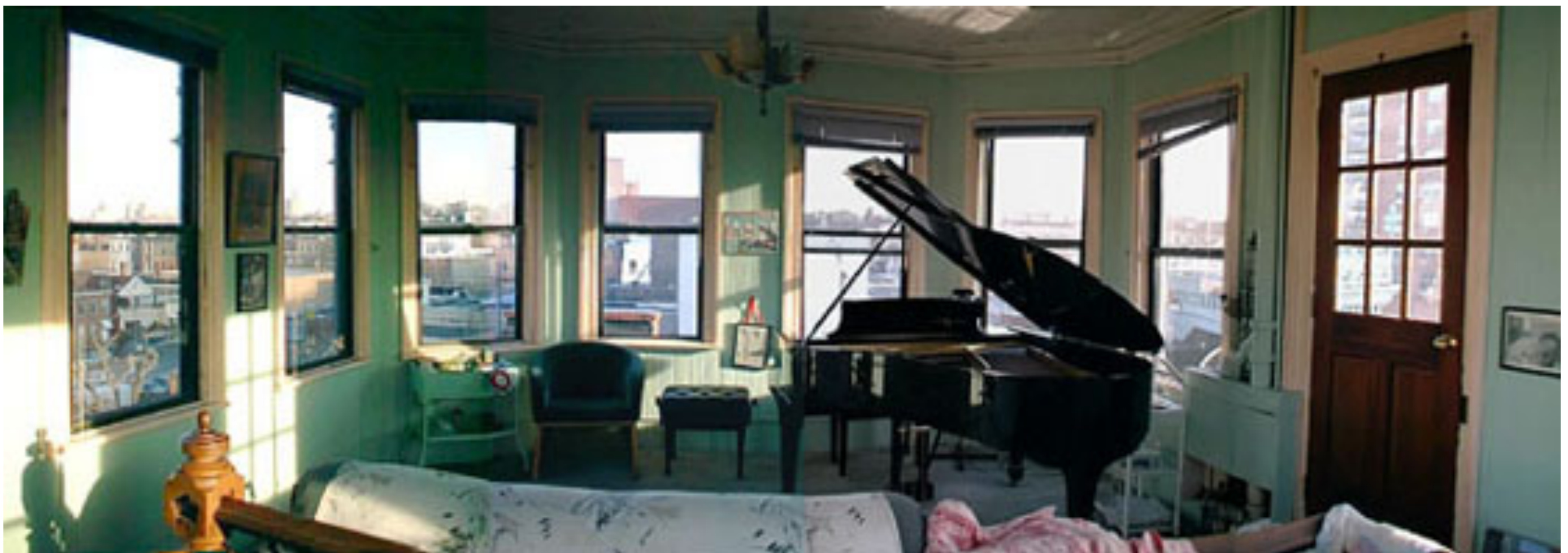
Looking Back



William B. Cronyn House

271 Ninth Street

Since 1981, this French Second Empire house has been home to Vita and Charles Sibirsky's Slope Music, yet its story stretches back much further. Built in 1856 for Wall Street merchant William B. Cronyn, it later served both as a family residence and the headquarters of Higgins American India Ink. A rare surviving example of mid-19th-century architecture, the building is distinguished by its projecting bays, mansard roof, and distinctive cupola. Painted a striking blue, it earned the affectionate nickname the "*Blue Belle of Brooklyn*." Today, as both a designated NYC Landmark and a listing on the National Register of Historic Places, it endures as a beloved neighborhood icon. According to the Department of Finance, its current market value is \$6.48 million.



COMPASS



Photo: Colin Clark

A 25 year resident and broker for over 15 years, I have been delivering exceptional service in the Manhattan and Brooklyn real estate markets. I have represented buyers and sellers in transactions ranging from \$500,000 to over \$15M. If you're considering a move and thinking to sell your current home, let's talk.

If buying a second home or investment property upstate, out East, or in California I can put you in touch with excellent agents to help with your purchase.

For more information or to schedule an appointment please call (917) 519-5185.

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