

The Edit

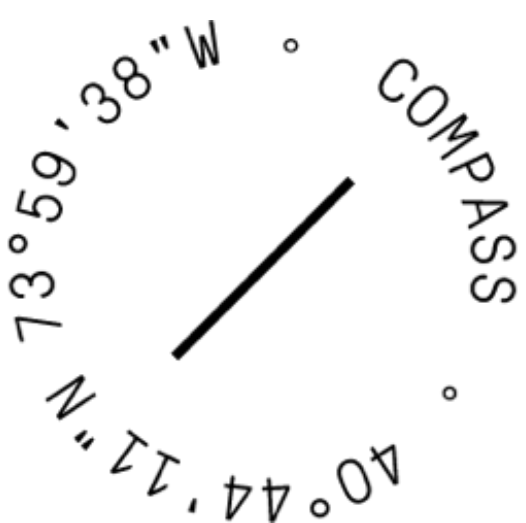
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Photo: Jonathan Grassi

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



Prospect Heights

The Prospect Heights neighborhood is located just north of Prospect Park. Atlantic Avenue bounds it to the north, Eastern Parkway to the south, Flatbush Avenue to the west, and Washington Avenue to the east.

Dream Home



Listing: Andrea Yarrington, Corcoran

Garden lovers would dream of enjoying the 1,600 square feet of private outdoor space in this 20-wide Neo-Grec townhouse.

If a townhouse is properly priced and staged, the average time to sell is 48 days.

149 Saint Marks Ave
5 Beds | 4 Baths | 3,516 SF | Townhouse
\$5.049M

\$25k/month with \$1M down
\$600/month after an all-cash purchase
(for property taxes)



PH

Average Townhouse Sales Performance

5-Year	+ 52%	10-Year	+ 49%
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Prospect Heights is home to the Brooklyn Public Library, the Brooklyn Botanic Garden, and the Brooklyn Museum, creating a sophisticated "Museum Mile" for the borough.

Local Spot:
Leland for American.
755 Dean St.

Starter Home



corcoran

Listing: Heather McMaster, Corcoran

This bright one-bedroom with three exposures has character and light that is often hard to find at this price point.

If a one-bedroom is properly priced and staged, the average time to sell is 64 days.

233 Prospect Place
One Bedroom | Coop
\$820k

\$5k/month with \$165k down
\$946/month after an all-cash purchase



PH

Average One-Bedroom Coop Sales Performance Non-Elevator & Non-Doorman

5-Year	+ 12.6%	10-Year	+ 47%
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Best-kept Secret

Richard Meier on Prospect Park 1 Grand Army Plaza | Condo in Prospect Heights

Prominently situated at the entry to Prospect Park, this 15-story tower was completed in 2008 by Pritzker Prize-winning architect Richard Meier, renowned for his modernist mastery of light, glass, and transparency.

The crystalline façade, comprised of floor-to-ceiling glass, is a striking juxtaposition to the surrounding historic Beaux-Arts architecture. Residences feature Meier’s signature all-white aesthetic with custom kitchens and baths finished in Thassos marble. Recent sales have ranged from approximately \$1.5M to over \$9.4M.

- **Swimming pool**
- **Full-time doorman**
- **On-site parking garage**



Selection of Recent Sales History

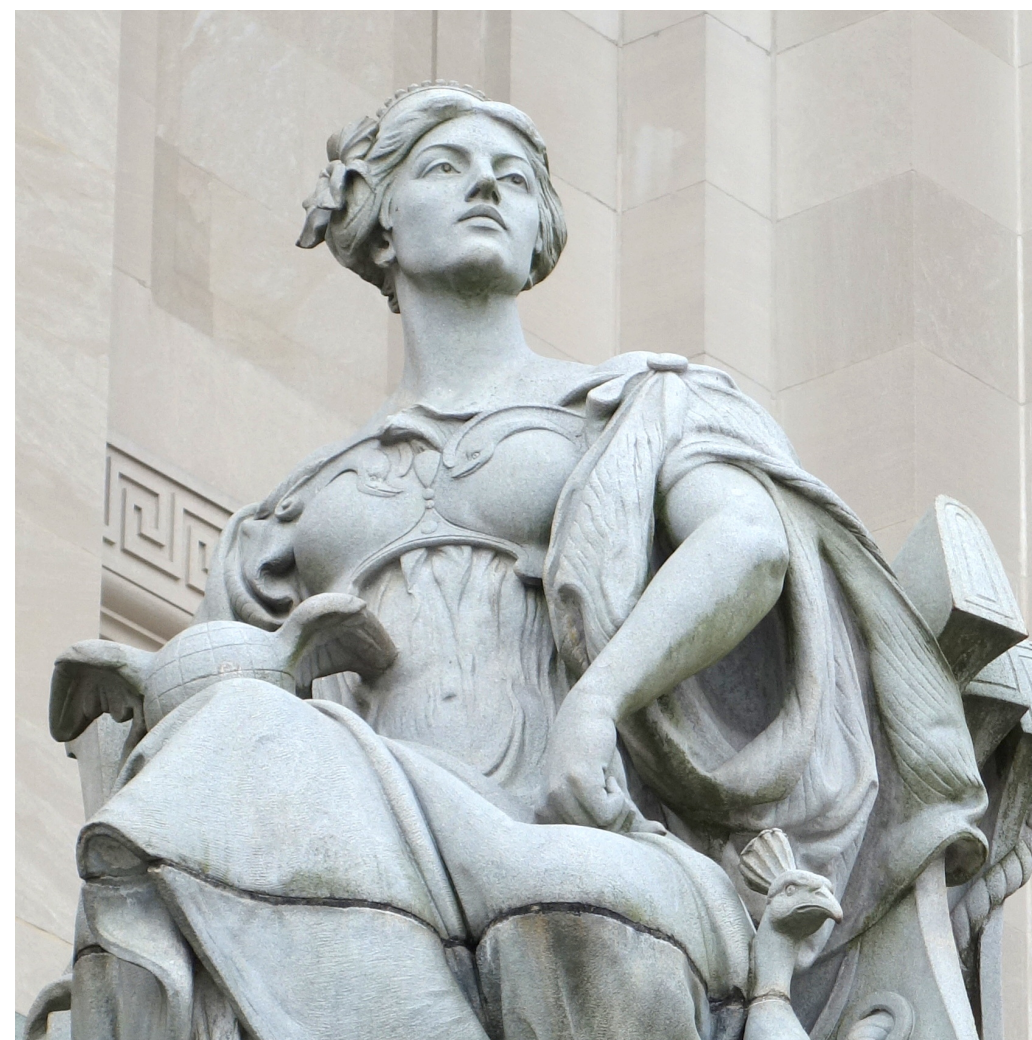
Date	Apt	Price	Size
11/2025	4F	\$4,800,000	4 Bed
09/2025	3C	\$1,999,999	2 Bed
03/2025	5C	\$1,755,000	1 Bed



Looking Back

The Brooklyn Museum 200 Eastern Parkway

A testament to Brooklyn's civic ambition, the museum opened in 1897, designed by the renowned firm of McKim, Mead & White. Built in the Beaux-Arts Classical style, the complex was initially intended to be the world's largest museum. Its impressive façade features allegorical figures representing Brooklyn and Manhattan, sculpted by Daniel Chester French. Inside, visitors can admire the magnificent 60-foot-high Beaux-Arts Court. Today, the museum houses over 500,000 objects and successfully blends its historical grandeur with a modern vision, highlighted by the luminous glass pavilion entrance added in 2004. Among its most successful and highest-attended special exhibitions were those dedicated to the works of iconic figures in fashion and music: Jean Paul Gaultier and David Bowie.



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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