

The Edit

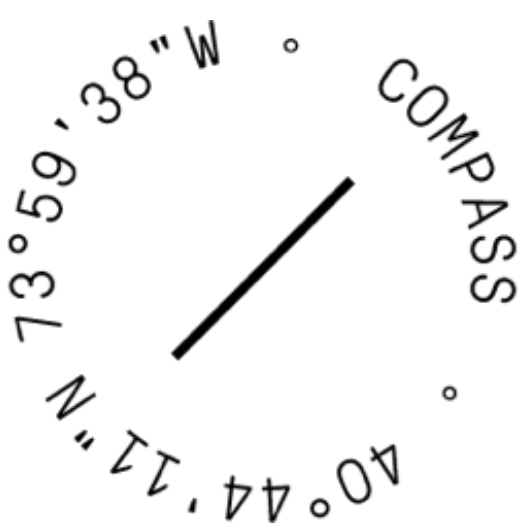
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Photo: Arnaud Montagard

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



Clinton Hill

Named after former New York Governor DeWitt Clinton, the area is bordered between Classon and Vanderbilt Avenues, the Brooklyn Navy Yard to the north, and Atlantic Ave to the south.



Dream Home

Listing: Jessica L. Buchman, Bryan Rettalliata, Corcoran

Preserved plaster moldings, leaded and stained glass, inlaid floors, eight fireplaces, and a working Otis elevator make this home a truly rare find in Clinton Hill.

If a townhouse is properly priced and staged, the average time to sell is 99 days.

280 Washington Ave
7 Beds | 8 Baths | 10,000 SF | Townhouse
\$8.99M

\$47k/month with \$1.8M down
\$2k/month after an all-cash purchase
(for property taxes)



CH

Average Townhouse Sales Performance

5-Year + 25% 10-Year + 32%



Brooklyn’s “Gold Coast” is the seven-block section of Clinton Ave from Myrtle to Atlantic Avenue. Clinton & Washington Avenue are home to historic mansions from the 1840s to the 1920s.

Local Spot:
Otway for American
930 Fulton St.



Starter Home

Listing: Ariane Dembs & Heather McMaster, Corcoran

For gargoyle lovers, this pre-war Gothic loft in the Cathedral Condominium, with 15-foot ceilings, is a special find with character.

If a one-bedroom is properly priced and staged, the average time to sell is 25 days.

555 Washington Ave, 2C
One Bedroom | Condo
\$995k

\$6,500/month with \$200k down
\$1,600/month after an all-cash purchase



CH

Average One-Bedroom Condo Sales Performance			
Elevator & Doorman			
5-Year	+ 20%	10-Year	+ 19.7%





Best-kept Secret

The Richelieu

385 Clinton Ave, aka 114-126 Greene Ave
Coop in Clinton Hill

Located on Mansion Row at the corner of Clinton & Greene, The Richelieu, built in 1897, is one of Clinton Hill’s earliest apartment buildings, blending Romanesque Revival and Renaissance detailing with old-world grandeur.

Combined with 126 Greene Avenue, the 19-unit coop is especially known for its cinematic elevator and richly preserved pre-war character that feels almost untouched by time.

- Birdcage-style elevator
- High ceilings
- Corner units



Selection of Recent Sales History

Date	Apt	Price	Size
07/2025	1N	\$1,950,000	3 Bed
06/2024	2S	\$1,495,000	3 Bed
05/2024	2W	\$1,515,840	2 Bed

Looking Back

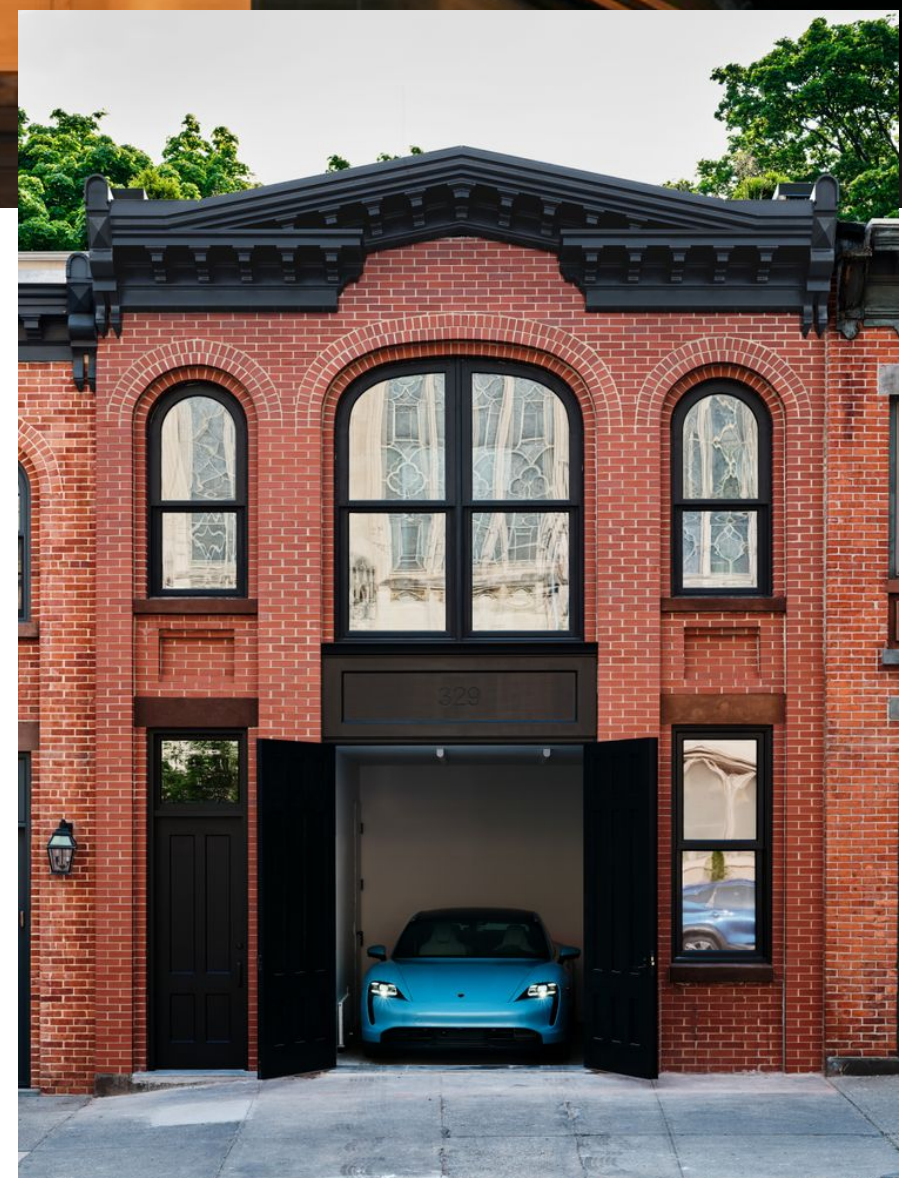


The Carriage Houses of Clinton Hill

Vanderbilt Ave & Waverly Ave

Hidden along Waverly and Vanderbilt Avenues are some of Clinton Hill's most charming architectural remnants: former carriage houses once built behind the grand estates of Brooklyn's "Gold Coast."

In the late 19th century, many of the neighborhood's wealthy families maintained private stables and carriage buildings tucked discreetly behind their mansions on Clinton Avenue. As the neighborhood evolved, many of these structures were converted into private residences, studios, and artist homes. What makes them compelling today is their scale and intimacy.



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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