

Beacon Realty — Active Listings & Neighborhood Guide

Snapshot date: May 2026

Beacon Realty is a boutique residential brokerage in Brooklyn, New York. We work with buyers, sellers, and renters across a focused set of Brooklyn neighborhoods — Park Slope, Carroll Gardens, Cobble Hill, Gowanus, DUMBO, and Crown Heights. We are a small team of six agents, founded in 2014, and we specialize in brownstone-era co-ops and condos, two- and three-family homes, and rental apartments in those same neighborhoods.

This document is a snapshot of our active listings and a guide to the neighborhoods we work in. **Listings change frequently.** This snapshot reflects availability as of the date above — always confirm current availability with a Beacon agent before making any decisions.

Important: snapshot framing

The listings in this document are a **point-in-time snapshot**, not a live MLS feed. Real estate inventory moves quickly. A listing that appears here may already be in contract, off-market, or updated in price by the time you read this. We update this document periodically, but it is not a substitute for speaking with an agent who has current MLS access.

What this document is good for: understanding what Beacon Realty has been working with, getting a feel for typical price ranges and neighborhood character, and deciding whether Beacon is the right brokerage to work with for your search.

Active listings — for sale

1. Park Slope — Co-op, 2BR/1BA

Address: 247 7th Avenue, Apt 3C, Brooklyn, NY 11215 **Price:** \$875,000 **Type:** Co-op **Size:** 950 sq ft · 2 bedrooms · 1 bathroom **Monthly maintenance:** \$1,180/month (includes heat and water) **Floor:** 3rd of 5 · Pre-war building · Elevator

Pre-war two-bedroom in a well-maintained elevator co-op, half a block from Prospect Park and the 7th Avenue F/G stop. Original hardwood floors, high ceilings, windowed kitchen. Board approval required. Pet policy: cats allowed, no dogs. 20% down minimum.

Beacon contact: Dana Park · dana@beaconrealty.example · (718) 555-0121

2. Carroll Gardens — Condo, 1BR/1BA

Address: 512 President Street, Apt 2A, Brooklyn, NY 11231 **Price:** \$679,000 **Type:** Condo **Size:** 710 sq ft · 1 bedroom · 1 bathroom **Common charges:** \$420/month · Annual taxes: \$7,200 **Floor:** 2nd of 4 · Boutique new construction · No elevator

New-construction one-bedroom condo on a quiet Carroll Gardens block. Open-plan kitchen and living area, in-unit washer/dryer, private storage unit in the basement. No board approval required. Pet friendly. Investor-friendly. Close to the Smith-9th St F/G stop and the Carroll Gardens dining corridor on Smith Street.

Beacon contact: Marcus Webb · marcus@beaconrealty.example · (718) 555-0134

3. DUMBO — Condo, 2BR/2BA

Address: 55 Water Street, Apt 7F, Brooklyn, NY 11201 **Price:** \$1,495,000 **Type:** Condo **Size:** 1,180 sq ft · 2 bedrooms · 2 bathrooms **Common charges:** \$1,050/month · Annual taxes: \$14,400 **Floor:** 7th of 12 · Doorman building · Rooftop deck

Full-floor two-bed, two-bath in a DUMBO doorman building with Manhattan Bridge views from the living room. Open kitchen, island, primary suite with en-suite bath and walk-in closet. Building amenities: full-time doorman, rooftop deck, package room, bike storage. Steps from the A/C High Street stop and Brooklyn Bridge Park.

Beacon contact: Dana Park · dana@beaconrealty.example · (718) 555-0121

4. Cobble Hill — Townhouse, 3-family

Address: 193 Kane Street, Brooklyn, NY 11231 **Price:** \$3,200,000 **Type:** Three-family townhouse (owner-use + income) **Size:** 3,800 sq ft total · 4 floors · Private garden **Current income:** Two rental units at market rate (details on request)

Gut-renovated 1890s brownstone on one of Cobble Hill's most desirable blocks, steps from the Cobble Hill Park and the BQE overpass park. Owner's triplex on floors 2–4: 3BR/2.5BA, private roof deck, open kitchen with island. Two rental units (ground floor 1BR and basement studio) generating income. Rare private garden off the parlor floor. Seller is open to a single-unit conversion.

Beacon contact: Priya Nair · priya@beaconrealty.example · (718) 555-0148

5. Crown Heights — Two-family, 2BR + 1BR

Address: 784 Park Place, Brooklyn, NY 11216 **Price:** \$1,150,000 **Type:** Two-family (owner-use + rental) **Size:** 2,200 sq ft total · 2 floors + garden unit **Rental income:** Garden unit at \$2,200/month (tenant in place, lease through Feb 2027)

Owner-use two-family in the heart of Crown Heights, one block from the Franklin Ave C train. Upper duplex: 2BR/1BA with original tin ceilings and a private rear deck. Garden unit: 1BR/1BA, currently rented through February 2027 at \$2,200/month. Solid brick construction, updated mechanicals, private driveway. Strong rental market in the surrounding blocks.

Beacon contact: Marcus Webb · marcus@beaconrealty.example · (718) 555-0134

6. Gowanus — New construction condo, 2BR/2BA

Address: 340 3rd Avenue, Apt 5B, Brooklyn, NY 11215 **Price:** \$1,099,000 **Type:** Condo **Size:** 1,020 sq ft · 2 bedrooms · 2 bathrooms **Common charges:** \$710/month · Annual taxes: \$0 (421-a tax abatement through 2038) **Floor:** 5th of 9 · Virtual doorman · Gym · Roof deck

New construction two-bed, two-bath in a Gowanus building with a 421-a tax abatement running through 2038 — effective tax burden is \$0 for the abatement period. Open plan living and dining, floor-to-ceiling windows, primary with en-suite bath and private Juliet balcony. Building: virtual doorman, fitness center, rooftop deck. R/F/G/N trains within a 7-minute walk.

Beacon contact: Priya Nair · priya@beaconrealty.example · (718) 555-0148

Active listings — for rent

7. Park Slope — 1BR apartment

Address: 418 6th Avenue, Apt 4R, Brooklyn, NY 11215 **Rent:** \$3,200/month **Size:** 650 sq ft · 1 bedroom · 1 bathroom **Lease:** 12-month minimum · Available June 1, 2026 **Building:** 5-floor walk-up · Laundry in building · No pets

Top-floor one-bedroom walk-up in Park Slope, quiet rear-facing unit with good light. Renovated kitchen and bathroom, hardwood floors throughout, good closet space. One block from the 7th Avenue F stop and Prospect Park. No pets, no smoking. Proof of income required: 40x annual rent.

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8. Carroll Gardens — 2BR apartment

Address: 88 Union Street, Apt 1F, Brooklyn, NY 11231 **Rent:** \$4,400/month **Size:** 980 sq ft · 2 bedrooms · 1 bathroom **Lease:** 12-month minimum · Available immediately **Building:** Garden unit in 3-family brownstone · Private backyard access · Cats allowed

Garden-level two-bedroom in a well-maintained Carroll Gardens brownstone. Private access to the backyard — rare for a rental at this price. Original details (pocket doors, tin ceilings) combined with an updated kitchen and bathroom. Washer/dryer hookups in unit. Close to Smith Street and the Carroll St F/G stop. Cats allowed, no dogs. Income requirement: 40x annual rent.

Beacon contact: Soo-Jin Lee · soojin@beaconrealty.example · (718) 555-0162

9. Crown Heights — 3BR apartment

Address: 632 Sterling Place, Apt 2, Brooklyn, NY 11216 **Rent:** \$4,800/month **Size:** 1,150 sq ft · 3 bedrooms · 1 bathroom **Lease:** 12-month minimum · Available July 1, 2026 **Building:** 2nd floor of 3-family brownstone · No laundry in unit · Pets negotiable

Spacious three-bedroom in a Crown Heights brownstone, ideal for a roommate group or growing family. Three true bedrooms, original hardwood floors, large eat-in kitchen, exposed brick in the living room. Building owner lives on-site. Close to the Nostrand Ave A/C stop and the Franklin Ave dining strip. Pets negotiable case by case.

Beacon contact: Dana Park · dana@beaconrealty.example · (718) 555-0121

10. DUMBO — Studio loft

Address: 45 Main Street, Apt 3A, Brooklyn, NY 11201 **Rent:** \$3,600/month **Size:** 720 sq ft · Studio (open loft) · 1 bathroom **Lease:** 12-month minimum · Available May 15, 2026 **Building:** Converted warehouse · Elevator · Bike storage · No pets

High-ceiling studio loft in a converted DUMBO warehouse, with exposed brick, original timber beams, and oversized windows with partial Manhattan Bridge view. Open layout, full kitchen, generous closet space. Building: elevator, bike storage, package lockers. Steps from Brooklyn Bridge Park, the A/C High Street stop, and the DUMBO waterfront. No pets.

Beacon contact: Marcus Webb · marcus@beaconrealty.example · (718) 555-0134

Neighborhood guide

Park Slope

Park Slope is one of Brooklyn's most established residential neighborhoods, running along the west slope of Prospect Park between Flatbush Avenue and 9th Street. It is known for its intact blocks of brownstone rowhouses, the Prospect Park amenity (750 acres, including a lake, the Audubon Center, and the zoo), and a dense concentration of restaurants and shops on 5th and 7th Avenues.

Transit: F/G at 7th Ave, 15th St–Prospect Park, and Smith–9th St. B/Q at Prospect Park (near the park's east entrance). Typically a 25–35 minute commute to Midtown Manhattan.

Who buys here: Families, long-term residents upgrading from rentals, buyers who want the park, brownstone character, and good public schools (PS 321, PS 107 are the key catchments).

Price ranges (approximate): Co-ops from \$550K (studios) to \$1.2M+ (large 2BRs). Condos and townhouses from \$850K to \$4M+. Rentals from \$2,400 (studio) to \$5,500+ (3BR).

Carroll Gardens

Carroll Gardens is a compact neighborhood in northwest Brooklyn between the BQE and the Gowanus Canal, with a strong Italian-American history and an increasingly diverse mix of families, young professionals, and long-term residents. The main commercial corridor is Smith Street, which has among the densest restaurant-and-bar concentrations in Brooklyn.

Transit: F/G at Carroll St and Smith–9th St. Close to the A/C/R/2/3 at Jay St–MetroTech (one stop or a 10-minute walk). Typically 20–30 minutes to Midtown.

Who buys here: Buyers who want a neighbourhood with strong community identity, walkable daily errands, and easy access to both Manhattan and the rest of Brooklyn. Strong demand for one- and two-family homes from buyers who want to live in one unit and rent the other.

Price ranges (approximate): 1BR condos from \$600K. 2BR condos from \$850K. Two- and three-family townhouses from \$1.8M to \$4M+.

Cobble Hill

Cobble Hill is a small, architecturally intact neighborhood immediately north of Carroll Gardens. It has some of the most well-preserved brownstone blocks in Brooklyn, an unusually quiet and residential feel for its central location, and a tight inventory that keeps prices firm. Cobble Hill Park (a small tree-lined park in the center of the neighborhood) is a focal point for the community.

Transit: F/G at Bergen St. A/C/R/2/3 at Jay St–MetroTech (short walk or one F stop). Typically 20–30 minutes to Midtown.

Who buys here: Buyers who prioritize architectural quality and quiet, families with children (PS 29 and PS 58 are the key public schools), and buyers stepping up from a Carroll Gardens or Park Slope apartment.

Price ranges (approximate): 1BR condos from \$700K. Townhouses from \$2.5M to \$5M+. Limited rental inventory — most of the neighborhood is owner-occupied.

Gowanus

Gowanus is a transitional neighborhood between Park Slope, Carroll Gardens, and Red Hook, centered on the Gowanus Canal (an EPA Superfund site currently undergoing remediation). It has attracted significant new development — luxury condos, converted industrial buildings — alongside a long-standing community of artists, small manufacturers, and longtime residents. The rezoning completed in 2021 opened up substantial new residential development.

Transit: F/G/R/N at 4th Ave–9th St and Smith–9th St. Typically 25–35 minutes to Midtown.

Who buys here: Buyers priced out of Park Slope or Carroll Gardens who want similar commutes and are comfortable with the industrial context. Strong first-time buyer interest in new-construction condos with 421-a tax abatements. Investors attracted by the development pipeline.

Price ranges (approximate): New-construction condos from \$750K (1BR) to \$1.4M+ (2BR/2BA with abatement). Older co-ops and condos from \$550K.

DUMBO

DUMBO (Down Under the Manhattan Bridge Overpass) is a small, high-value neighborhood at the foot of the Manhattan and Brooklyn Bridges, known for its converted 19th-century warehouses, cobblestone streets, Manhattan skyline views, and Brooklyn Bridge Park. It has the highest average price per square foot of any Brooklyn neighborhood.

Transit: A/C at High St. F at York St. Easy access to Manhattan via the bridges (walkable or by bike) and to Downtown Brooklyn by a 5-minute subway or a 15-minute walk. Typically 15–25 minutes to Midtown by train.

Who buys here: High-income buyers who want Manhattan-quality finishes and views with a Brooklyn address. Buyers who want to walk or bike to work in Lower Manhattan or Brooklyn Heights. A small but consistent international buyer segment.

Price ranges (approximate): Studios from \$800K. 1BR from \$1.1M. 2BR/2BA from \$1.4M to \$2.5M+. Penthouses and townhouses from \$3M to \$8M+.

Crown Heights

Crown Heights is a large, diverse neighborhood in central Brooklyn, roughly bounded by Eastern Parkway, Atlantic Avenue, East New York Avenue, and Washington Avenue. It has a strong Caribbean-American community identity (centered around the annual West Indian Day Parade), a growing restaurant and bar scene on Franklin Avenue and Nostrand Avenue, and the Museum at Prospect Park (Brooklyn Museum, Brooklyn Botanic Garden, and the Children's Museum) along its northern edge.

Transit: A/C at Franklin Ave and Nostrand Ave. 2/3 at Eastern Parkway–Brooklyn Museum. C at Kingston Ave and Nostrand Ave. Typically 25–40 minutes to Midtown.

Who buys here: Buyers looking for genuine value relative to Park Slope and Carroll Gardens, with comparable brownstone housing stock and improving amenity. Strong first-time buyer activity, particularly in two-family homes with rental income offsetting the mortgage. Renters who want more space for less than Park Slope prices.

Price ranges (approximate): 1BR rentals from \$2,000. 2BR rentals from \$3,000. Co-ops from \$350K. Two-family homes from \$900K to \$1.8M+. Single-family from \$1.2M.

Working with Beacon Realty

Buying

We work with buyers as their exclusive buyer's agent. Our fee is paid by the seller (from the seller's proceeds) — buyers do not pay us directly. We cover the full process: pre-search consultation, listing tours, offer strategy, negotiation, attorney coordination, mortgage-process guidance, and closing.

Timeline for buyers: a typical purchase in Brooklyn takes 3–6 months from the start of a serious search to closing. Board-approval processes (for co-ops) add 4–8 weeks. Cash buyers can close faster.

We do not charge buyer's agent fees. We are compensated by the seller at closing.

Selling

We list and sell residential properties across our six neighborhoods. Our listing service includes professional photography, floor plans, MLS and StreetEasy listing, open houses, and negotiation support. Commission is discussed at the listing consultation.

Renting

We represent both landlords (listing rentals) and renters (finding apartments). Renter's fee: one month's rent, payable by the renter at lease signing (standard in New York). Landlord fee: one month's rent, paid

by the landlord.

Getting started

The best first step is a 20-minute call with an agent to talk through what you're looking for, your timeline, and your budget. From there we'll put together a tailored search or a market analysis, depending on whether you're buying, selling, or renting.

Common questions

Are the listings on this page currently available? This is a snapshot — availability changes daily. The listings here were active as of the date above. To confirm current availability, contact the agent listed on the property or reach out to us directly.

Do I need to be pre-approved before touring? For rentals, no. For purchase listings at or above \$1M, we typically ask for a pre-approval letter or proof of funds before scheduling a private showing. It protects the seller's time and yours.

Do you work with first-time buyers? Yes — a significant portion of our buyer clients are first-time buyers. We walk through the full process: what to expect, how co-op boards work, what a mortgage contingency is, how to read a contract, when to bring in an attorney.

Do you cover neighborhoods outside this list? Our agents know all of Brooklyn well, but we focus our listings and market expertise on the six neighborhoods above. We can refer you to a trusted partner brokerage for Williamsburg, Greenpoint, Flatbush, Bay Ridge, or other neighborhoods outside our core.

How do co-op boards work? Co-op purchases require board approval, which involves submitting a detailed application (financials, references, employment, personal statement), a board interview, and a waiting period. Board timelines vary from 4 to 10 weeks. Boards can reject a buyer for financial reasons or, in some cases, without explanation. We guide buyers through the full package process.

What is a 421-a tax abatement? 421-a is a New York City property tax incentive for new construction that reduces or eliminates property taxes for a set period (typically 10–25 years, depending on the vintage). Properties with active abatements have significantly lower monthly carrying costs during the abatement period. When the abatement expires, taxes reset to full assessed value. We always model both the abatement-period cost and the post-abatement cost for buyers.

What's the difference between a co-op and a condo? In a co-op, you own shares in a corporation that owns the building — you don't own real property. In a condo, you own the actual unit. Co-ops tend to be cheaper and have higher monthly maintenance (which includes taxes), but have more restrictions (board approval, subletting, financing minimums). Condos are more flexible (easier to finance, easier to rent out, no board approval) but typically more expensive per square foot.

Can you help me sell my home? Yes — contact us for a listing consultation and a current market analysis (CMA). We'll walk through comparable sales in your neighborhood and give you a realistic price range.

What the chat assistant can and cannot help with

Can help with:

- Questions about listed properties (details, prices, availability caveats, contact info for the listing agent)
- Neighborhood information and character (transit, schools, price ranges, who typically buys/rents)
- General questions about the buying, selling, or renting process
- Connecting you with the right Beacon agent for your search

Cannot help with:

- Live MLS searches or real-time availability (this is a snapshot, not a live feed)
 - Scheduling showings directly (contact the listing agent or submit your details and we'll follow up)
 - Legal or mortgage advice
 - Properties outside Beacon Realty's current listings or core neighborhoods
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Contact

- **General inquiries:** hello@beaconrealty.example
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Agents:

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