



130, 132 & 134 PROSPECT STREET / PITTSBURGH

Views on Prospect

A Pittsburgh classic, brought back to life.

A full restoration at 130 Prospect. Two attached modern townhomes next door. A new chapter for a Mount Washington hillside.



130 Prospect Street / The completed exterior.

THE HOUSE WE FOUND

M Street acquired a former family home in severe disrepair and used it as warehouse space before renovation. At acquisition, there was no running water or electricity. Rain entered through holes in the siding; floorboards were rotting, termite damage affected timber foundation components, and the basement was unusable.

Less than a year

June 2024 - April 2025
130 Prospect renovation

DEVELOPMENT / 130 DESIGN

M Street Development Group
Design collaboration: Hart Architects



THE RENOVATION

The view was worth the work.

Direct city views and room to add bedrooms and bathrooms made 130 worth saving. Early design work with Hart Architects kept short-term rental use in mind.



130 Prospect / Outdoor living and direct city views.



130 Prospect / The opened-up first floor.

THE CONSTRUCTION CHALLENGE

New framing. Old geometry.

The old structure was out of level and out of square. Joining new framing to it required extensive temporary shoring and support walls to hold the existing joists during the work. This was the most demanding part of the structural work. Foundation corners showing termite damage were repoured in concrete.

01 / FLOOR PLAN

Make the plan work harder.

Oversized bedrooms were reduced to increase bedroom and bathroom counts. The first floor was opened up, and the extra staircase into the kitchen was removed.

03 / SPACE + PARKING

Give every level a purpose.

The lower level gained a kitchenette, full bathroom, lounge and flexible room. An attached two-car garage gave the original house private off-street parking.

02 / BUILDING SYSTEMS

Start fresh behind the walls.

New electrical, plumbing and HVAC systems were installed throughout, with a mini-split serving the third floor.

04 / OUTDOOR LIVING

Make room for the view.

Two new decks were the defining design move for Firas, turning direct city views into outdoor living space and a central part of the rental experience.



TWO ATTACHED MODERN TOWNHOMES

New neighbors. A shared sense of place.

The vacant parcel next to 130 became two separate lots and two attached modern townhomes. Their design aimed for a fresh look that complemented the classic white exterior of the older home.



132 Prospect / Exterior at dusk.



132 Prospect / Kitchen cabinetry, tile and finishes.

01 / EXTERIOR

A connection to the classic.

Transitional forms and modern materials were chosen to complement 130. James Hardie Artisan cladding with mitered corners helped create the precise exterior detailing the developer wanted.

03 / PRIMARY SUITES

Height where the view matters.

Top-floor primary suites in both homes feature 12-foot bedroom ceilings. Taller windows were intended to bring in more natural light and expand the experience of the view.

02 / INTERIORS

A character of their own.

The kitchen and primary bathroom were major design priorities. At 132, warm cabinetry and darker tile give the interiors a distinct material palette within the wider collection.

04 / BALCONIES

Take the view outside.

Balconies in both homes extend the experience outdoors, making the Mount Washington setting part of daily living.

CONSTRUCTION BEGAN / MARCH 2025

Photography: 132 Prospect supplied by M Street. 130 Prospect images sourced from its property listing.



RESTORED, OPERATING & UNDER CONTRACT

Three addresses. Three outcomes.

A classic Pittsburgh home found a new role as a short-term rental. Its original owners probably did not see that coming.



130 and the adjacent townhomes.

130 and 132 Prospect are generating above-average returns as active short-term rentals.

130

ACTIVE RENTAL

A classic, restored.

Four bedrooms, 4.5 bathrooms, two new decks and an opened-up first floor give this restored home a new role as a short-term rental.

Renovation completed April 2025, following a June 2024 start.

132

ACTIVE RENTAL

A modern place to stay.

Warm materials, connected living spaces and a balcony with city views define this new short-term rental.

Construction began March 2025. Certificate of occupancy issued in July 2026.

134

UNDER CONTRACT

A new home, spoken for.

An attached townhome with three bedrooms, 2.5 bathrooms and 2,000 square feet.

Closing scheduled for October 13, 2026.

[View the property listing](#)

Project information and rental performance descriptions supplied by M Street Development Group. Status as of September 2026; the scheduled sale is subject to closing.

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