

Best Deals on the North Fork

Ruth Thomas | February 25, 2016



The North Fork's Dune Road – \$1,600,000

The Goods – No bluff private beach on Long Island Sound comes with this ranch home waiting for you. Home features privacy at the beach – yet convenient to the Village of Southold and public transportation. Living room with fireplace, large country kitchen and dining room, screened in waterside sun porch, laundry, 3 bedrooms and two baths. Walk-up FULL attic for easy expansion. Room for all – and fun, too!

Why it's a good deal – “It's the Number 1 searched house on Town & Country's website,” says listing agent Nicholas Planamento of Town & Country Real Estate. “This no bluff beach features a level piece of property right on the Sound. No stairs to the beach! It's a spectacular opportunity in a spectacular location!”

North Fork Bayfront Living – \$675,000

The Goods – This charming cottage tucked away in a quaint beach community sits directly on the Bay with breathtaking views! The home features a bright living room with fireplace, galley kitchen, sunroom/dining room with water views, 2 bedrooms, 1 full bathroom, outdoor shower and patio. With 55 feet of direct Bay frontage, new bulkhead and stairs just move right in and start enjoying the North Fork lifestyle!

Why it's a good deal – Listing agent Donielle Cardinale of Daniel Gale Sotheby's International Realty says, “This is the best deal on the North Fork because you cannot find any other move-in ready Bayfront property at this price.”

Rustic Story Book Tudor – \$489,000

The Goods – This 3 bedroom, 3 bath, 2 story home offers plenty of space! The spacious family room with full wall brick fireplace and cathedral ceilings is the perfect gathering place. Sliders from both kitchen and family room reveal views of the lush yard, which includes your own fruit trees. This home features a full basement, 2 ½ car garage and a circular driveway and is situated on a half acre located in the heart of Southold town.

Why it's a good deal – “This is a great location AND spacious home at an affordable price. It's just a steppingstone to beaches, restaurants, shopping, and vineyards. Why not have it ALL?” say listing agents Gigi Martinez and Jesse Stein of Brown Harris Stevens.

Cutchogue Methodist Church for Sale – \$995,000

The Goods – Located in a designated “Floating Zone” that is either residential or commercial. Convert this exquisite building into a market, professional offices, B&B, multifamily apartments, community facility, theater, and many other possibilities!! Plenty of parking spaces, it enjoys a large lot of 1.25 acres. There is a separate building with .5 bath, which has many optional uses. It has a highly visible Main Road location and is in excellent condition.

Why it's a good deal – Listing agents Kristy Naddell and Thomas Uhlinger of Douglas Elliman Real Estate say, “In addition to the attractive asking price of \$995,000, it is a good deal because it can be either a residential or commercial application. Southold Town has it in a “Floating Zone,” offering it optional uses in an effort to preserve the façade of the Church building.”

Magical Homestead – South Jamesport – \$675,000

The Goods – Spacious compound encompasses 3.3 acres. Has ample accommodations, including three cottages, garage, barn, green house and beach rights. Unique opportunity to see your vision unfold for this live/work space or investment property. Close to North Fork award-winning restaurants and vineyards.

Why it's a good deal – “What makes this property unique is that there are three legal homes that are all rentable on the property,” says listing agent Sheri Winter Clarry of The Corcoran Group. “It's gorgeous land and plenty of it for privacy. The location can't be beat, stroll to a great marina or restaurants. It's perfect for a compound or investment property! It's very rare to have all of this on one property.”

Pristine Waterfront Views in Mattituck – \$639,000

The Goods – “The location is a dream spot of natural ambiance, expansive water views with a quaint fishing village scene in the distance,” says listing and principal broker Marie Beninati of Beninati Associates. Perfect for the nature lover, looking for privacy and the unspoiled beauty of the North Fork. This 4 bedroom, 2 bath home features a wonderful great room with high ceilings and fireplace. You can kayak to the fishing station and buy lobsters for lunch!

Why it's a good deal – “You will have waterfront property at a price well under the current market rates!”