

Buying a house in Flanders, on Long Island's East End

Katherine Chaffer | February 29, 2016

THE SCOOP The hamlet of Flanders sits on the Peconic River, offering “many waterfront properties with beautiful views,” says agent Theresa Thompson of Douglas Elliman Real Estate. Thompson says Flanders features more affordable homes than much of the East End, but is “centrally and conveniently located between the Hamptons on the South Fork and the wine country of the North Fork.”

Southampton Town Deputy Supervisor Frank Zappone says Flanders is a “tightly knit community where people rally around each other’s needs.” He says it’s the kind of place where people know each other, show up to town meetings and believe in their neighborhood. Zappone calls that “an asset you can’t measure.”

Flanders is “rich in untapped resources,” Zappone says, as a transportation hub with a waterfront setting. He says he hopes a project approved by the town board in December, the Riverside Revitalization Action Plan, will help Flanders fulfill its potential. Zappone calls the project “one of the most significant commercial and residential development plans in the town’s history,” saying it will bring as many as 1,000 affordable housing units to the communities of Riverside, Flanders and Northampton over 10 years.

There are more than 3,000 acres of Suffolk County Parks within Flanders’ borders, including passive areas like Maple Swamp Park and Birch Creek Owl Pond Park. There are also recreation destinations like Sears Bellows County Park, where residents can hike, camp, fish, use bridle paths or rent a rowboat. Nature lovers can enjoy the diverse plant and animal life at Hubbard County Park while hiking, canoeing, kayaking and fishing at Penny Pond.

SALES PRICE: Between Feb. 1, 2015, and Feb. 20, 2016, there were 37 home sales, with a median sale price of \$275,000, according to the Multiple Listing Service of Long Island. The low price for that period was \$91,100, and the high was \$635,000. During that same period a year earlier, 42 homes were sold, with a median sale price of \$252,475. The price range then was \$120,000 to \$450,000.

SCHOOLS: Students attend Riverhead High School. In 2015, 28 percent of graduates earned a Regents diploma with advanced designation. That’s down from 33 percent in 2014.

OTHER STATS: Town Southampton, Area 11.3 square miles, ZIP code 11901, Population 4,472, Median age 34.3, Median household income \$60,917, Median home value \$237,500*, LIRR to NYC From Riverhead, 2 hours and 12 minutes, with one train at peak; from Hampton Bays, 2 hours and 10 minutes, one train at peak, Monthly ticket \$485, School district Riverhead. (SOURCES: 2010 Census; mlsli.com; LIRR; *Based on sales in the past six months, according to MLSLI)

RECENTLY SOLD

\$635,000 - Bay Avenue. After 194 days on the market, this Postmodern sold for \$60,000 less than its asking price. Built in 2010, the home offers three bedrooms and 3 1/2 baths, an eat-in kitchen and a combination living room/dining room. Two bedrooms in the 2,850-square-foot home are en suite, and the second-story great room features a wall of windows with views of Reeves Bay. There are multiple decks on the .92-acre property, which comes with access to all Southampton Town ocean beaches. Taxes are \$8,886.

\$350,000 - Meadowbrook Lane. Originally listed for \$374,990, this five-bedroom log cabin sold after 195 days on the market. The 2002 home offers two full baths and an open floor plan with cathedral ceilings and a stone fireplace. There’s an eat-in kitchen, a combination living room/dining room and a full, finished basement. The .9-acre property features a 44-by-60-foot porch and a two-car garage, and is equipped with in-ground sprinklers. Taxes are \$6,648.



\$201,100 - Evergreen Road. This three-bedroom raised ranch sold for more than its asking price of \$199,900 after 70 days on the market. The home was built in 1952, and has two full bathrooms, an eat-in kitchen and a formal dining room. There’s a main-floor master bedroom, an attic and a partial basement. The .32-acre property includes a rear patio and detached garage. Taxes are \$3,354.

NOW ON THE MARKET

Starter - \$175,000. A one-bedroom ranch has one full bath, an office and a living room with a wood-burning stove. The roof, windows and electric are updated. A deck overlooks the .34-acre property. Taxes are \$3,297. Amanda Field, Douglas Elliman Real Estate, 631-298-6169

Trade-Up - \$389,000. An expanded ranch that offers three bedrooms, two bathrooms, a formal dining room and a living room with a fireplace. There’s a front porch and rear deck on the 1.5-acre property. Taxes are \$3,883. Patricia Shackel, Douglas Elliman Real Estate, 631-298-8000

High-End - \$749,000. This four-bedroom Tudor has three full baths, a fireplace, skylight, hardwood floors and private balcony off the master suite. There’s an in-ground pool and deck on the 1.7-acre property. Taxes are \$9,140. Aaron Sacks, Town & Country Real Estate, 631-871-9512

On Multiple Listings

Number of houses 25
Price range \$159,000-\$749,000
Tax range \$2,296-\$9,140