

Best Deals on the North Fork

By Ruth Thomas | July 12, 2016

Best Waterfront Buy! – \$599,000

The Goods – This .86-acre property has 120 feet of bulkhead and a floating dock with direct access to Peconic Bay right outside the back door! Space to expand the 2 bedroom, 2.5 bath meticulously maintained Mediterranean-flavored ranch. Hardwood floors throughout, fireplace, sunroom, patio, outdoor BBQ plus 10kw Generac propane fired generator. MLS# 2758524.

Why it's a good deal – “This property is the best waterfront buy!” say listing agents Janet Bidwell and Pamela Hogrefe of Douglas Elliman Real Estate. “Enjoy boating from sheltered James Creek dock right outside your back door.”

North Fork Farm-Vineyard Residence – \$1,899,000

The Goods – 23+ acres – Sublime natural setting of wildflower meadows and rolling, tillable agricultural fields plus 9-acre ‘boutique’ vineyard in Southold surround this recently renovated and sophisticated 19th century Italianate farmhouse. On the property there is plenty of room for a pool, tennis court, or even expansion of the existing residence. Southern light enters the home from across additional farm fields owned and maintained by the Peconic Land Trust. Truly an exciting location nestled between the rugged Long Island Sound coast on the North Fork and nearby village amenities. IN# 40488.



Why it's a good deal – “This is a rare opportunity to acquire a gentleman’s farm/vineyard residence, completely renovated for today’s living. The historic farmhouse has a youthful, urban rhythm, yet acknowledges its provenance. The ‘small scale’ vineyard makes it manageable for an individual who wants their own private label wine plus allows additional agricultural pursuits: horses, row crops, you name it. Whether you want a true country house or wish to participate in the North Fork farm-to-table culture – this private property will surely meet, if not exceed, your expectations of life on the North Fork,” says listing agent Nicholas Planamento of Town & Country Real Estate. “Simply a dream property.”

Pristine Waterfront in Cutchogue \$750,000

The Goods – You can have it all – a wonderful beach house, waterside pool, and waterfront with views on East Creek with access to the bay! Features great room, new kitchen, three bedrooms, two baths and garage. Enjoy swimming pool, kayaking, boating, and one of the best beaches in town at Fleet’s Neck. Ready for a quick deal and summer fun. MLS# 2788542.

Why it's a good deal – Listing and associate broker Lee Beninati of Beninati Associates says, “The combination of waterfront, dock, in-ground pool, and move-in beach cottage makes this a dream vacation home at an affordable price.”

Newly Renovated Cape with Manicured Grounds – \$599,000

The Goods – Southold – Beautifully renovated cape featuring eat-in kitchen, living room with fireplace, large main floor bedroom with fireplace, two additional bedrooms, two full baths, and 2-car garage. Landscaping, featuring ornamental and low maintenance shrubs, offers a lot of privacy. Kitchen features Energy Star rated appliances. There is plenty of room for a pool. Web# 53691.

Why it's a good deal – Listing agent Sean Nethercott of Brown Harris Stevens says, “This property offers a lot to a potential buyer inside and out. On the inside, it is newly renovated and features a new kitchen with all Energy Star rated appliances. On the outside, it is very private and all plantings are very low maintenance.”

Set on 1 Acre Landscaped Parcel – \$450,000

The Goods – Spacious well-maintained 4 bedroom, 2.5-bath colonial on acre with mature plantings. Great room with fireplace, formal dining room, sunny living room, gleaming hardwood floors throughout, new heating system, spacious rear deck overlooking private yard. Close proximity to both bay and sound beaches. Enjoy easy access to Love Lane restaurants and shops. MLS# 2858140.

Why it's a good deal – Listing agents Nancy J. Cervelli and Barry B. Novick of Daniel Gale Sotheby’s International Realty say, “This home is approximately 2,000 square feet. On the North Fork, it is a real opportunity to find a property this spacious for under \$500,000.”

Beautiful Historic Home with Endless Opportunities in the Heart of Southold \$579,000

The Goods – A truly wonderful home within Southold’s historic corridor circa 1739, with the benefits of a separate well-designed light, bright, and airy second floor with two bedrooms and a full bath. Gorgeous grounds and landscaping, covered deck and a wisteria covered pergola. Includes full garage with expansion space above and partial attic. MLS# 2814934.

Why it's a good deal – “This two-family property affords buyers an opportunity to use rental income in qualifying for a mortgage. Two-family homes are an excellent way to generate equity beyond that of what one could afford on their own,” says listing agent Thomas J. McCarthy of Thomas J. McCarthy Real Estate, Inc. “Also, the Residential Office Zoning means that a compatible business can drastically reduce their overhead and have a stately office space with favorable exposure at a discount.”