

NORTH FORK REAL ESTATE SHOWCASE

Best Deals On The North Fork



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Get them while they're hot! by Ruth Thomas

the North Fork has to offer. This house is a gem!

Why it's a good deal – “For this price you are not only buying a house but a lifestyle – one that is easy and relaxing and able to provide you with forever memories,” says listing agent Patricia Shackel of Douglas Elliman Real Estate. “Value and location are everything and this house offers both and so much more!”

Too Good to be True – \$599,000

The Goods – Over 2,700 square feet of fabulous living space by South Jamesport Beach. High ceilings and large, open rooms with ‘flow’ are ideal for entertaining. The main floor includes a living room, den with fireplace, eat-in-kitchen with a HUGE granite kitchen island, powder room, and formal dining room. There are front and back porches and a 2-car garage. Upstairs features the master-bedroom suite with private bath and fireplace plus 3 additional bedrooms and bath, and a walk-up attic. Full basement. Property is adjacent to town land. Owner will consider holding private mortgage.

Why it's a good deal – “Value-priced LIKE new builder's own home with top-of-the-line features, spacious rooms, two gas fireplaces, bonus finished areas – all moments to the beach, the Hamptons and North Fork attractions. Move-in ready.” Listing agent Nicholas Planamento of Town & Country Real Estate says, “It's an incredible opportunity for the most discerning buyer.”

Long and Winding Drive to Beautiful Waterfront in Mattituck – \$949,000

The Goods – “It's not often that a property has such clear upside potential. This 1.7 acre waterfront with a new deep water dock and expansive views is definitely a diamond in the rough,” says listing and principal broker Marie Beninati of Beninati Associates. The waterfront offers 180 feet of bulkhead with a deep water dock. The home is mid-century modern with wide views. Perfect for the serious boater – deep water, short trip from Connecticut! Renovate, rebuild or reside in this mid-century modern home in Mattituck.

Why it's a good deal – “The land alone is worth the asking price. Build a spectacular new waterfront home or expand the existing home, add a pool, tennis court and have a private compound combined with a serious dock, that would sell in the multimillions!”

2.29 Private Acres in Cutchogue – \$799,000

The Goods – Custom built and lovingly maintained split-level ranch. The main floor has a living room with fireplace, formal dining room, great room with wood burning stove, kitchen, master suite with full bath and sunroom, guest bedroom, full bath, craft room, mudroom, 2-car attached garage and deck overlooking 2.29 acres and beyond. Downstairs features a recreation room, 2 bedrooms, full bath, 2 storage rooms, a mechanical room, patio room, and brick patio with outdoor shower. There are also 5 outbuildings on the property, including a barn and a studio with heat/AC. There is room for a pool, tennis courts, and horses. Private deeded water access on Little Creek.

Why it's a good deal – “This is a rare opportunity to have a huge piece of land with unparalleled privacy abutting open space. I think of the property as a blank canvas with exciting future potential,” says listing agent Jill Dunbar of Daniel Gale Sotheby's International Realty.

Historic Charmer in Peconic – \$399,000

The Goods – Located on the quaintest street in Peconic, this property is zoned both commercial and residential, which makes it an unbelievable find. This historic home with original woodwork has 3 bedrooms, 2 baths, great room and barn. A prime location for a professional office or business with the Post Office, North Found Vintage, Provisions Market, and The Winemaker Studio across the street. It's also ideal for a live/work situation with the Town of Southold Recreation Center just down the road, whose facilities include basketball, tennis, baseball, inline hockey, and a biking/running track!

Why it's a great deal – “Peconic just cracked the Forbes annual 500 most expensive American zip codes,” says listing agent Sheri Winter Clarry of The Corcoran Group. “With a median home price of \$1,115,260, Peconic is ranked #397 on this year's list.”

Early 20th Century Farmhouse in Orient – \$399,000

The Goods – Classic vintage Orient farmhouse with glass enclosed front sun porch, living room, formal dining room, charming eat-in country kitchen, bedroom, modern full bath and office on the first floor. Second floor has another 2 bedrooms. Kitchen door opens onto lovely deep rear yard with mature fruit trees and plenty of room for a vegetable garden. There is a freestanding 1½-car garage.

Why it's a good deal – “This is an opportunity to own an affordable house in Orient,” says listing agent Janet Markarian of Daniel Gale Sotheby's International Realty. “A classic with many original features within walking distance to the village school, all village amenities, and a bike ride to local beaches and marinas.”

A Gem in Aquebogue – \$699,000

The Goods – This beautifully renovated, three-bedroom, waterfront, “cottage-like” house is nestled away in a serene and peaceful setting. The backyard water view is stunning and provides the perfect view of a rising sun. Enjoy your own sandy beach where you can swim, fish or kayak in your backyard. Move right into this seasonal getaway or year-round house, boasting a top-of-the-line kitchen and two magnificent bathrooms. The cathedral ceiling, hardwood floors, and stone fireplace in the living room will welcome you home. The property is conveniently located near a marina, restaurant, and all that