

Best Deals on the North Fork

Best Deals | September 14, 2016



South Jamesport Builder's Own – \$549,000

The Goods – This near-new construction home offered at \$549K is truly unique and special in many, many ways! The house is moments to one of the BEST North Fork beaches. The house also offers 4 full floors of living space (main floor, bedroom floor, finished walk-up attic storage, and finished storage basement). Lots to offer, all on a neat and tidy property by the beach and moments to North Fork amenities and attractions, such as: shopping, Love Lane, Splish Splash water park, and rustic wineries. IN# 32856.

Why it's a good deal – Listing agent Nicholas Planamento of Town & Country Real Estate says, "This is a home that you truly need to see to appreciate. But for those who understand this special opportunity – the location affords you one bonus that other homes don't have: a seller who is willing to hold a private money mortgage to fund the purchase of this move-in ready home! Why not come take a look, see how well sited this special home is and fall in love. Make it your year-round home or for those seeking a resort property – there's room for a pool out back – your retreat from the hectic life awaits!"

Stunning Soundfront Land in Cutchogue – \$3,900,000

The Goods – Beyond the scenic farmland of Oregon Road, you will find this beautiful land that offers privacy, amazing views and sunsets, with over 460 feet of beach on Long Island Sound. Consisting of three separate parcels, there are two soundfront lots and one that offers Sound and preserved farm views. Build your home or compound, develop or hold for investment. IN# 03516.

Why it's a good deal – "Scarcity. This magical place is a rare find. Oregon Road is one of the most beautiful areas on the North Fork, and to find 11+ acres with 460 feet of beachfront is quite unusual," says listing agent Marianne Collins of Brown Harris Stevens. "And, it's already been subdivided, so you can build three homes here on oversized lots, or simply enjoy unparalleled privacy and views."

Resort Style Living in Laurel Links – \$895,000

The Goods – Located in Laurel Links golf community, you have access to clubhouse, community pool, and tennis. This home is located on a private acre with large patio for entertaining. Inside there is a first floor jr. master suite, large open

kitchen, family room, and large dining room with fireplace. On the second floor, a spacious master suite overlooks the golf course with 3 additional bedrooms. MLS# 2873971.

Why it's a good deal – Listing agents Amanda Field Kelly and Scott Bennett of Douglas Elliman Real Estate say, "It's the best deal at \$895,000 with similar homes for sale being priced much higher in the community. Enjoy the resort lifestyle living with golfing, swimming, and tennis at your fingertips."

Southwood Waterfront Community Summer Destination – \$665,000

The Goods – Unique to Southold market this expanded and renovated cape is located in Southwood Waterfront Community. True wide front porch is perfect for sitting and enjoying the relaxing community. Main floor features high open ceilings in the dining area filled with natural light from the skylights and a view to the pool. Newly installed kitchen offers "work zones" as functioning stations for each task. Main floor bedroom and laundry speaks to "One-Level Living" for ease of retirement living and upstairs bedrooms and bath for guests! The large .80-acre property offers plenty of backyard space as well as room for boat and recreational craft storage to take advantage of the North Fork's activities. MLS# 2850562.

Why it's a good deal – "The Southwood Community offers a park area located on Goose Creek just steps away from the house. Perfect for kayaking, Stand Up Paddle Boarding, or just minutes away from Goose Creek Beach by land or water. Just minutes to Southold Village for shopping and dining." Listing agent Jerry Cibulski of Century 21 Albertson Realty says, "Here is a completely updated home with years of carefree maintenance in a location that is minutes away from the best of the North Fork. Come and see what the buzz is all about!"

Nassau Point Value-Priced Bayfront Home – \$1,995,000

The Goods – This Nassau Point value-priced bayfront home is on an acre of property with 100 feet. of new bulkhead running along the deep sandy beach. Generous rooms with vaulted ceilings and big bright open views of the bay from the common rooms as well as the master suite. Renovated kitchen and baths, upgraded mechanicals. Priced to move at \$1,995,000, low taxes. MLS# 2819209.

Why it's a good deal – Listing agents Dougall Fraser, Jr. and Patricia Cosmadelis of Daniel Gale Sotheby's International Realty say, "Comparable homes of this size and quality have sold for well over \$2M. The taxes are exceptional at \$13,317. Small ranches and contemporary homes in the area are selling in the \$1.3-\$1.8M range all requiring complete renovation, while this sizable home is move-in condition. This is a real deal!"

Amazing Bayfront Opportunity – See it to Believe it!!! – \$1,995,000

The Goods – Luxurious bayfront home, shy acre, brick exterior, high elevation, with 130 feet of private beach and amazing water views. Two first floor master suites – 4 bedrooms, 4.5 baths in all. Eat-in kitchen, great room, media room, den. Outside features hot tub and room for pool. MLS# 2781400.

Why it's a good deal – Principal broker Marie Beninati of Beninati Associates says, "There is nothing for sale on the bay that compares in value on the entire East End! From lot size, water frontage and elevation to size and quality of the home; bayfront homes on the market today are significantly higher priced – this is a prize!!!"