

As Summer Draws To A Close, A Look At The North Fork's Priciest Listings

By Jack Chinsky and Taylor K. Vecsey | September 14, 2024



The property at 10995 N Bayview Road in Southold is listed for \$7,750,000.

The North Fork is no longer the South Fork's quiet counterpart that only got busy during the pumpkin-picking season. While it established itself decades ago as Long Island's Wine Country, it remained the less desirable fork in terms of real estate — until recently.

High-end, boutique hotels now dot the North Fork. Marinas have gotten nautical makeovers and are attracting bigger vessels. If the market is any indication, wealth is here to stay on the North Fork.

Still, the North Fork numbers pale in comparison to the Hamptons where oceanfront compounds have gone for above \$50 million.

According to Town & Country Real Estate's mid-year report, the average price for a North Fork abode is \$900,000. So we are diving into the North Fork's most expensive residential real estate, where waterfront manses top the list, along with a few palatial properties overlooking preserves.



Inside 10995 N Bayview Road, which has a wall of glass that overlooks the water.

10995 N Bayview Road, Southold | \$7,750,000

Experience the coastal paradise of this 8-acre estate along Southold Bay, boasting 157 feet of pristine shoreline and a private beach. The elegant gates open to a

driveway lined with pear trees, leading to a home that gracefully blends with its natural surroundings. The living room features 24-foot windows that frame panoramic views of the bay, offering direct access to your secluded beach. The state-of-the-art kitchen connects effortlessly to the dining and living areas, ideal for casual entertaining. The ground floor includes a relaxing guest suite, while upstairs, four ensuite bedrooms provide luxurious comfort, with two featuring balconies offering stunning waterfront vistas. Spanning over 6,000 square feet, this five-bedroom, five-and-a-half-bath home balances grandeur and intimacy. The spacious deck is perfect for relaxation and gatherings, set against the backdrop of your private beachfront. Mariah Mills and Carol Szynaka of Daniel Gale Sotheby's International Realty have the listing.



2230 Soundview Avenue, Mattituck

2230 Soundview Avenue, Mattituck | \$7,500,000

At the end of a private, meandering driveway, a breathtaking 56-acre estate reveals itself with a home that enjoys unparalleled views of protected landscapes and the Long Island Sound. The five-bedroom residence spans nearly 5,000 square feet, featuring a grand foyer, expansive living room, and formal dining room perfect for entertaining. The main floor's primary suite boasts a cozy fireplace and sitting area with stunning vistas, while the chef's kitchen, a den and a four-season sunroom offer additional spaces to relax and unwind. Three additional bedrooms on the main level and an upper-level bedroom, studio and bath with a private entrance provide ample space for family and guests. Enjoy the panoramic views from one of four fireplaces or gather around the outdoor fire pit at sunset. Located near Bailies Beach, wineries and farm-to-table restaurants, this estate also features a historic barn and the potential for a working farm or equestrian facility, with 48 acres of preserved land and eight acres with development rights. With frontage on two picturesque roads, this property offers a truly unique and tranquil retreat. Douglas Elliman's Suzette Reiss holds the listing.



2100 Park Avenue, Mattituck

2100 Park Avenue, Mattituck | \$6,895,000

Perched on the shores of Peconic Bay, this 1.35-acre waterfront property presents a rare chance to own a tailor-made estate with unobstructed views. The property features a majestic main residence, a charming guest cottage, and a private beach, all perfectly appointed for luxury living. Inside, discover exquisite finishes, intricate woodwork, and an airy open floor plan, anchored by a gourmet kitchen. The main floor's primary suite boasts breathtaking water views and its own porch access. Two stylish bedrooms, a recreation room, and a full bath occupy the upper level, all basking in natural light and spectacular views. The guest cottage offers a cozy retreat with a kitchen, living room, full bath and two bedrooms. Exterior amenities include a private sun deck and lush landscaping, providing the perfect setting for relaxation and entertainment. This exceptional estate presents a rare opportunity to experience the ultimate in North Fork luxury. Alexis Meadows of Douglas Elliman is the listing agent.



1750 Laurel Lake Drive, Mattituck

1750 Laurel Lake Drive, Mattituck | \$6,399,000

Set on a secluded 4.72-acre property, this lavish retreat is cradled by the majestic Laurel Lake Preserve's 300+ acres of unspoiled wilderness. As you step inside, a stately entrance hall sets the tone for the residence's elegance. The estate's six bedrooms, three fireplaces, five full bathrooms, and two half baths provide ample space for privacy and relaxation. The show-stopping saltwater pool, complete with a spa and cascading waterfall, is complemented by a charming pool house perfect for al fresco entertaining. Manicured gardens showcase the finest in horticultural artistry, while the finished lower level boasts a wine cellar, home theater, gym, and expansive bar area, perfect for indulging in leisure and entertainment. This 9,900-square-foot estate seamlessly merges natural beauty with luxurious amenities, offering a serene escape from the mundane. Susan Orioli of E&V North Fork is the listing agent.



960 Willis Creek Drive, Mattituck

960 Willis Creek Drive, Mattituck | \$5,800,000

A bayfront residence, this home enjoys 370 feet of pristine waterfront and panoramic views from nearly every room. The stunning views begin in the foyer and only get better in the great room where 10-foot ceilings and glass sliders reveal a wraparound deck. A new listing for Kristy Nadell and Thomas Uhlinger of Douglas Elliman, the 7,000-square-foot home with three floors was renovated in 2014, using high-quality materials and attention to detail. The gourmet kitchen features quartz countertops and top-of-the-line appliances. The five-bedroom home includes a primary suite with a luxurious bathroom and a dressing room. An elevator services all levels, even the finished lower level. There is an outdoor hot and cold shower with a lit dressing room. The one-acre, well-landscaped parcel ends with a private dock with an aluminum ramp and floater and access to a private association beach.



3345 Cedar Lane & 605 Beach Court, East Marion

3345 Cedar Lane & 605 Beach Court, East Marion | \$6,000.00

This 4,455-square-foot beachside residence on the North Fork offers stunning views of Bug Light and Shelter Island. Situated on 1.38 acres, it features 286 feet of pristine beach, a five-bedroom four-bath main house, and a second lot ready for a 2,700+ square-foot additional home. The property also boasts a wraparound porch, outdoor shower, gunite pool and an outdoor kitchen. Additional amenities include a gym, living loft, and full-house generator located in the garage building. Surrounded by the North Fork's famous attractions, this coastal refuge offers the ultimate retreat experience. The Corcoran Group's Sheri Winter Parker is the seller's rep.



580 Basin Road, Southold

580 Basin Road, Southold | \$5,350,000

Discover Southold's Paradise Point, a private peninsula in the Paradise Point Community, surrounded by water on three sides with panoramic views of Southold Bay and Shelter Island. This unique waterfront property boasts 994 feet of shoreline and a deep-water dock in a protected boat basin. Approach the 5,100-square-foot Nantucket-style home via a circular drive framed by beautiful plantings. The grand entry foyer leads to an open first-floor design with high ceilings, expansive windows, and glass doors that open to a large wraparound waterside porch, offering incredible light and stunning sunset views. The first floor features a living room with a wood-burning fireplace, a sitting room with a gas fireplace, an office nook, a chef's kitchen with stainless steel appliances and granite counters, casual and formal dining areas, a laundry room, and a bayside en-suite primary bedroom. The second floor includes a primary en-suite bedroom with a sitting room and magnificent views, two additional large bedrooms with water views, a full bath, and an open landing with sweeping water views. Additional amenities include an elevator, a spacious walkout basement, a heated waterside pool, and a two-car garage, all set on 1.8 acres with meticulously landscaped shoreline. Barry Novick and Nancy Cervelli of Daniel Gale Sotheby's International Realty represent the seller. At press time, a sale was pending.



500 Broadwaters Road, Cutchogue

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1640 Grandview Drive, Orient

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In the picturesque town of Orient on the North Fork, a stunning Nantucket-inspired waterfront estate awaits at 1640 Grandview Drive. This luxurious 5 bedroom 4.5 bath home boasts 130 feet of private beach and over 5,000 square feet of upscale living space, perfectly capturing the essence of its hilltop setting with breathtaking views of the Long Island Sound. As you enter through the spacious covered porch, luxury abounds in every detail, from the clerestory windows and vaulted ceilings in the living room to the immaculate kitchen and lush landscape views. The open-plan family room with a gas fireplace flows seamlessly to a waterside terrace, while the main floor owner's suite offers a fireplace, sunroom, home office, and private en suite bath. The upper level features a sitting room, billiard room, sewing room, junior owner's suite, and two additional bedrooms. Additional amenities include a wine cellar, full house generator, outdoor shower, and room for a waterside pool. With no flood insurance required, this meticulously maintained 0.93-acre estate embodies the epitome of North Fork living. Town & Country Real Estate's Nicholas Planamento represents the seller.