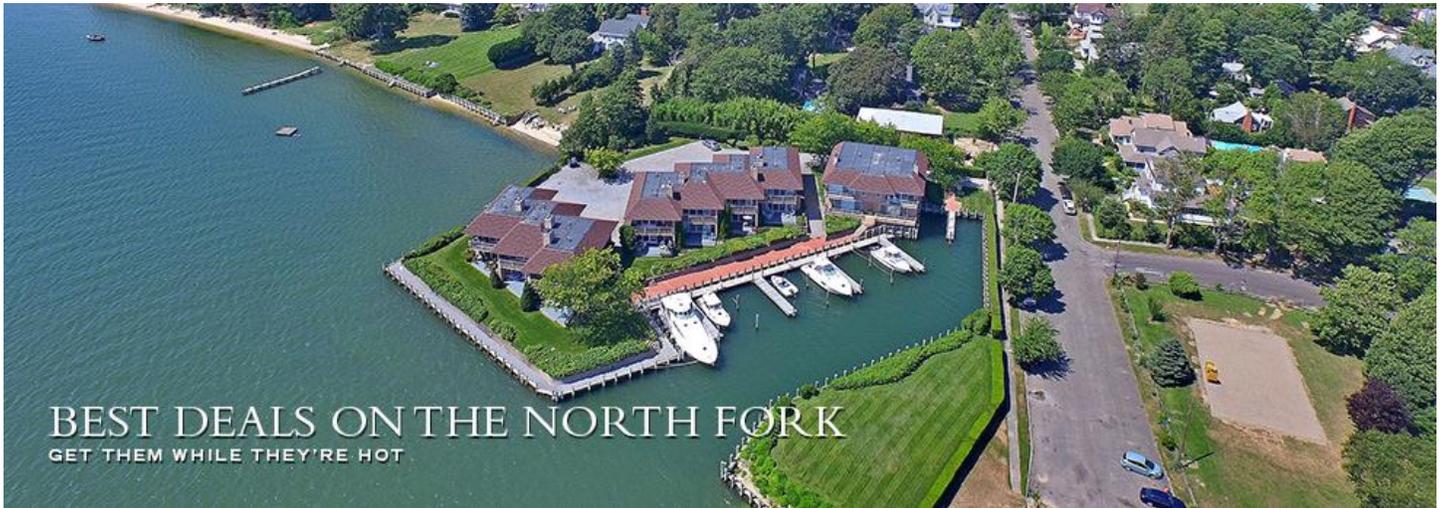


Best Deals on the North Fork – Get Them While They're Hot

Best Deals by Ruth Thomas | March 24, 2016



Cutchogue Creek Front – A Shore Thing – \$1,100,000

The Goods – This charming creek front has it all! The deepwater dock and 96 feet of pristine shoreline on East Creek is sure to please any angler. A bright and sunny southern exposure guarantees lovely sunsets each evening from the waterside pool or the lovely sunroom overlooking one of Cutchogue's premier boating and docking creeks.

Why it's a good deal – Listing agent Sheila Izzo of North Fork Real Estate Inc. says, "The reason this lovely creek front is such a deal is first the setting, secondly how close the home and pool are to the water. You simply cannot replicate where the house and pool are situated on the lot. The pool is less than 50 feet from the water's edge. This is why the views are so stunning and why this is one of the North Fork's best deals!"

Greenport Methodist Church and Parsonage – \$1,590,000

The Goods – Rare opportunity to own a large lot and 2 unique buildings in Greenport Village! Potential for many creative uses in prime location.

Why it's a good deal – Location, location, location! The price includes a well-kept 6,700 square foot church and a 2,400 square foot house in excellent condition. On .76 acres that runs from 1st Street to Main Street with large parking lot included. Listing agents Tom Uhlinger and Kristy Naddell of Douglas Elliman Real Estate say, "This is an extraordinary property with great visibility and potential! The only building of its kind available in Greenport Village!"

Charming 1940's Colonial – \$479,900

The Goods – This is a terrific vintage 1940's home in East Marion, a short walk to the Bay, East Marion Country Store, Post Office and Jitney to NYC. Wood burning fireplace, hardwood floors, eat-in kitchen with pantry, new appliances, updated furnace, new windows, sunroom and original extra thick wood clapboard. The house is in beautiful condition with large 1/4 plus acre, room for garden and/or pool.

Why it's a good deal – Listing agent Janet Markarian of Daniel Gale Sotheby's International Realty says, "I think it's a good deal because this is a vintage design move-in condition, three bedroom home, quality construction, with many amenities on over 1/4 acre in a fine neighborhood, one block from the water."

Spectacular Views overlooking Greenport Harbor – \$999,000

The Goods – In real estate the governing rule is Location, Location, Location. This home has it and so much more! Location point #1 Greenport: The East End's most authentic maritime Village and Tree City USA for 11 years and counting. Featuring award-winning wineries, local shellfish, and farm fresh 'agri' resources. Location point #2 Carefree Condo Living: Pipe's Cove is the smallest of ALL condo complexes (only 9 units, all waterfront) on the North Fork and one of only three

in the Village of Greenport. Location point #3 Private Marina: Nestled on the sandy shores of Shelter Island Sound with ownership rights to a private slip with immediate access to the Peconic Bay.

Why it's a good deal – Nicholas Planamento of Town & Country Real Estate says, "With ONLY 9 units at Pipe's Cove, ownership rarely turns over in this community. The unit offered is an end unit – \$999K. Most recently another end unit sold for \$990K in 2010 and an interior unit closed at \$960,900 in July 2015. For a solid investment and future gains – it's all about Location, Location, Location!"

Expansive Ranch with Indoor Heated Pool in Riverhead – \$449,000

The Goods – This sprawling ranch with indoor heated pool was built to entertain with plenty of room for a large family. The spacious home boasts 4 bedrooms and 4 full baths with working greenhouse. The basement could be a mother-daughter with proper permitting. The lot is currently being subdivided from the parcel to the east. Both lots are available as a package deal. A new septic system is currently being installed. The home has been beautifully maintained. All utilities have been updated in the past few years. It is close to town and a short distance from local wineries and shopping.

Why it's a good deal – "The home was recently reduced in price to \$449,000 from \$479,000. There is no other home on the North Fork with this amount of living space and opportunity for the price. It has been incredibly maintained throughout the years. The indoor heated pool is simply awesome and a beautiful attribute to this home," says listing agent René Giacobbe of Douglas Elliman Real Estate.

55+ and a Great Deal in Southold – \$399,999

The Goods – Exciting opportunity for an end unit in building one. This is one of the model locations that offers a newly updated and large eat-in kitchen with landscaped views out the kitchen windows! Easy maintenance with laminate floors, wood burning fireplace and both bathrooms are tastefully updated. Huge storage closet system in the basement and California closet system in the master closet to keep you organized for every season.

Why it's a good deal – "Founders Village is a 55+ community that offers a range of benefits compared to a 2-bedroom single family home. The community offers an in-ground pool and clubhouse, on site sanitation pickup and landscape crews tending your yard so you can spend your days exploring the many North Fork activities," says listing agent Jerry Cibulski of Century 21 Albertson Realty. "It's only a bike ride away to Founders Landing Beach and Park, IGA Grocery, Southold Pharmacy, Hampton Jitney Bus service to NYC, Post Office, and Founders Tavern. Take on retirement without the headaches of home ownership and live the lifestyle with the 55 and over residents at Founders Village."