A MASTERCAPCE COLLECTION LISTING IN SETAUKET, NY
The views are expansive and dramatic. The 5 decks overlook Crane Neck, Setauket Harbor, Port Jefferson Harbor and Long Island Sound and the pergola covered patio with fireplace offers gorgeous views of Connecticut. Constructed in 2012 using only the finest materials including Loewen windows and custom state-of-the-art kitchen and baths. This is a must see property.

MLS# 3431141. $4,250,000.

Stony Brook/Port Jefferson Office
1067 Route 25A, Stony Brook, NY 11790
631.689.6980
danielgale.com
Each office is independently owned and operated.

HALL OF FAME
GOLD CIRCLE OF EXCELLENCE
2020 - 2022 TOP PRODUCER

Stony Brook/Port Jefferson Office
1067 Route 25A, Stony Brook, NY 11790 | danielgale.com

MIRIAM AINBINDER
Associate Real Estate Broker
c.631.988.9200
miriamainbinder@danielgale.com

Stony Brook/Pond Village
3VBD. 3 Br, 2 Ba. Split-level, 3 Br, 3 Ba. Flexible floor plan and possible separate guest quarters w/ outside entrance if needed. CAC, hardwood floors. Near Stony Brook University and Hospital. ML#3492829 $765,000

Shirley
Tangiers area. Perfect 4Br 2Ba. Col. EIK, FDR, LR. Updated baths. Andersen windows. Full basement w/ walk-out. IGS. Entire home recently painted. Fenced corner lot. 4 mi to Smith’s Point. 3 Seasons room. Easy access to major routes. Amenities. ML#3493053 $499,000

Learn more about our partnership at MeetHanna.com
Stony Brook Office | 1099 North Country Road, Stony Brook, NY 11790 | 631.751.0303

158460
The Number One Brokerage in New York
List your home with us
631.928.5484

Miller Place - Amazing opportunity to own just shy of 4 Acres of J2 Zoned property. Perfect for a Medical Park, Bank, etc. Site Map done with up to 289 parking spots and multiple buildings. Approx 665 feet of road frontage on Echo Ave. Already approved for 600 gallons per day per acre for septic. And 22,825 sq. ft for buildings. ML#3479533 $2,750,000

Mount Sinai - Custom Built Post Modern Ranch home with 6500 + sq ft including 6 Bedrooms, 75 Bathrooms, Gourmet Kitchen w/ Wolf stove, Double Ovens, Subzero Fridge, Double Staircases to the Upper Level Bedrooms & Additional Laundry Room. Primary Bdrm. Suite with Sitting Area and Balcony. Full Fin. Bmrrt. w/ Gym & Sauna Pool. ML#3481951 $2,750,000

Setauket - Custom built 4 Bedroom Ranch with large EIK, Living Room, Dining Room, Family Room with Fireplace, sliders to deck. Two Full Updated Baths, Full Basement. Partially finished, two car garage with access to basement. Located in the community of Crane Neck with access to private beach. ML#3472782 $939,900

West Setauket - Renowned 3 Village School District! 4 Bedroom, 1 bath ranch with full basement on private court. 1/2 acre. Updated roof, dishwasher, oven, windows, burner. Updated electric 150 amp. Gas heat. Conveniently located to Stony Brook University, schools, and shopping. ML#3352508 $599,000

Saint James - 55+ gated community of Fairfield Br St James. First floor ranch style living. Lg. mstr bdrm. w/en-suite bath. Eat-in Kitchen, FDR, LR w/Sldrs To patio. Additional bdrm. Full bath. laundry room w/ utilities. Neover A/C. Lots of closet space. Private parking in driveway. Amenities include Clubhouse, Indoor/Outdoor pool. ML#3480954 $479,000

Shirley - 4-bedroom, 2-bath Colonial nestled in the desirable Tangiers area of Shirley. Refinished oak floors. EIK, FDR, FLR. Three seasons room. New main floor bath and a spacious pantry. Upstairs, four good-sized bdrms., updated full bathroom. Full basement with walkout. ML#3463053 $499,000

Learn more about our partnership at MeetHanna.com

The number one brokerage in New York
List your home with us
631.331.3600

Centereach - Elegant 3Br, 2FBth Colonial. EIK w/New top of the line smoked S/S appliances. Quartz counters. All new oak floors. New washer/dryer. Updated electric. Gas heat. Conveniently located to major highways for a quick commute. ML#3489932 $549,000

Coram - Beautifully updated 4Br, 2.5Bth Colonial in Emerald Hills. Lovely Covered Front Porch. EIK w/Custom Cherry Cabninet, Granite Counters & S/S appliances. Dishwasher and Microwave are 1yr old. Custom molding throughout. Part Basement, and 1 Car Garage. w/ attic storage. 4 Zone IGS & Gutter Guards. Set on 1/3 Acre manicured property. ML#3490592 $499,900


St. James - 3-4 Br 3FBth Colonial style home. EIK & Dining Area. Hardwood & Bamboo Floors throughout. Living Rm w/ Lovely Elec FPL & Lg TV Staying w/ Security Cameras. Sm. Den. Full Bth w/ Jacuzzi tub & mounted TV. Primary Br w/Cathedral Ceil, Bil Closet and Sliders to private balcony overlooking 1.25 Acres. Legal Cottage offers a 1FBth w/shower. Sewn in ground Saltwater Pool. ML#3493959 $799,000
For younger homeowners and first-time homebuyers in particular, money is likely to be tight. When most available cash is directed to the best possible down payment to secure a home in a desired neighborhood, there’s often little left for improvements.

According to a Profile of Buyers’ Home Feature Preference Report from the National Association of Realtors, 53% of homebuyers took on a home improvement project within three months of buying with kitchen projects being a priority for 47% of those surveyed. However, when buyers finance a home renovation into their mortgage application, they can broaden their options of available properties to include fixer-uppers that can be upgraded prior to move-in.

A finance option like the Guaranteed Rate Home Renovation Loan allows homebuyers to visualize the home they want versus the one that’s listed. By rolling renovation costs into the mortgage application, they can broaden their options of available properties to include fixer-uppers that can be upgraded prior to move-in.

A finance option like the Guaranteed Rate Home Renovation Loan allows homebuyers to visualize the home they want versus the one that’s listed. By rolling renovation costs into the mortgage application, they can broaden their options of available properties to include fixer-uppers that can be upgraded prior to move-in. A finance option like the Guaranteed Rate Home Renovation Loan allows homebuyers to visualize the home they want versus the one that’s listed. By rolling renovation costs into the mortgage application, they can broaden their options of available properties to include fixer-uppers that can be upgraded prior to move-in.

According to a Profile of Buyers’ Home Feature Preference Report from the National Association of Realtors, 53% of homebuyers took on a home improvement project within three months of buying with kitchen projects being a priority for 47% of those surveyed. However, when buyers finance a home renovation into their mortgage application, they can broaden their options of available properties to include fixer-uppers that can be upgraded prior to move-in.

A finance option like the Guaranteed Rate Home Renovation Loan allows homebuyers to visualize the home they want versus the one that’s listed. By rolling renovation costs into the mortgage application, they can broaden their options of available properties to include fixer-uppers that can be upgraded prior to move-in. A finance option like the Guaranteed Rate Home Renovation Loan allows homebuyers to visualize the home they want versus the one that’s listed. By rolling renovation costs into the mortgage application, they can broaden their options of available properties to include fixer-uppers that can be upgraded prior to move-in.

A finance option like the Guaranteed Rate Home Renovation Loan allows homebuyers to visualize the home they want versus the one that’s listed. By rolling renovation costs into the mortgage application, they can broaden their options of available properties to include fixer-uppers that can be upgraded prior to move-in. A finance option like the Guaranteed Rate Home Renovation Loan allows homebuyers to visualize the home they want versus the one that’s listed. By rolling renovation costs into the mortgage application, they can broaden their options of available properties to include fixer-uppers that can be upgraded prior to move-in.
Top 10 things you can do to get ready to sell your house:

1. **Declutter and Depersonalize**: Get rid of any unnecessary items and personal items to make your home look more spacious and inviting.

2. **Deep Clean**: Make sure your home is clean and tidy, paying attention to details like carpets, windows, and appliances.

3. **Repairs and Maintenance**: Fix any minor repairs and maintenance issues like leaky faucets, broken light switches, etc.

4. **Upgrade and Enhance**: Consider small upgrades like fresh paint, new fixtures, and landscaping to enhance your home’s appeal.

5. **Stage Your Home**: Arrange your furniture and decor in a way that highlights your home’s best features.

6. **Price Your Home Right**: Work with a real estate agent to determine the right price for your home based on market conditions and comparable properties.

7. **Market Your Home Effectively**: Use professional photographs, virtual tours, and online listings to market your home to potential buyers.

8. **Be Flexible with Showings**: Make your home available for showings at convenient times for potential buyers.

9. **Be Prepared for Negotiations**: Understand your home’s value and be prepared to negotiate with buyers to reach a fair agreement.

10. **Work with a Professional**: Work with a real estate agent who has experience selling homes in your area and can guide you through the process.

---

**Making a House a Home**

You’ve signed the closing papers and now the task begins of turning the property into a home.

**GET ORGANIZED**

It’s tempting to unpack all your boxes as quickly as possible and put the stress of moving behind you. However, taking time to figure out how you want to organize your life can turn your new house into a home that makes you happy for years to come. Think about how you want to organize the pantry, closets, drawers, the garage or the storage shed.

If you’re a reader, fill your shelves with books so that you can immediately see those familiar titles and give yourself something to relax with right away. Enjoy the process of deciding how you want to sort the books on your shelf.

**PERSONALIZE YOUR SPACE**

Adding personal touches through décor and sentimental items is an effective way to infuse your personality and create a sense of familiarity in your new home. Hang family photos, display cherished mementos and incorporate artwork or decorations that reflect your style and interests.

Hanging art is a great first step, according to Moving.com. Research reveals that looking at art reduces stress and makes people happy. What’s more, the art you own speaks to your style and taste. Putting it up helps personalize your space and make you feel more at home.

**PERSONALIZE YOUR SPACE**

**ENGAGE**

Get involved in the community and meet your neighbors. Attend local events, join community groups or clubs and take advantage of neighborhood amenities. Engaging with others and participating in activities that align with your interests can help establish social connections and create a support network within your new community. If you’re not ready to dive in yet — take time to sit on your front porch and wave to neighbors.

**COZY ATMOSPHERE**

Focus on creating a cozy and inviting atmosphere that makes you and your family feel relaxed and at ease. Incorporate cozy textures such as soft blankets, plush rugs and comfortable pillows to make your living spaces feel warm and welcoming. Consider using scents like candles, essential oils or fresh flowers to enhance the sensory experience and evoke positive emotions in your home.

Create lighting that makes you happy, whether that is warm lighting with lamps and candles or string lights that add a soft and comforting ambiance.
**Country Retreat**

**Belle Terre** | $3,700,000 | Web# 3462770

```
110 WALT WHITMAN RD,  HUNTINGTON STA, NY, 11746. 631.549.7401 © 2023 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE, THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. EQUAL HOUSING OPPORTUNITY.
```

**JUST LISTED**

**21 White Pine Lane | Setauket**

**$1,999,990 | Web# 3493346**

This Magnificent 6 Bedroom, 5.5 Bathroom Center Hall Brick Colonial was Renovated to Perfection In 2016 Offering Every Luxurious Amenity You Could Ask For With Attention to Detail Throughout!

**COMING SOON**

**31 Timberline Circle | Port Jefferson**

**$625,000 | Web# 3490764**

Enjoy Maintenance Free Living in This Newly Renovated St. Tropez Model In The Desirable Riviera Community!

**COMING SOON**

**210 Harmony Drive | Massapequa Park**

**$879,999 | Web# 3491902**

DIAMOND COLONIAL MOVE RIGHT IN!!! HUGE Fully renovated LARGE EIK w/open floor plan-COUNTRY CLUB BACK YARD with IG Salt water heated pool, Trx deck, pavers and retractable awning and a full unfinished basement.

**COMING SOON**

**23 Hermitage Street | Wading River**

**$1,100,000 | Web# 3492673**

Serenity at last! This 4br, 2.5 bath Victorian home offers amazing levels of livability, situated on an acre backing 125’ of NY state land.

**COMING SOON**

**126 Cherry Lane | Medford**

**$569,000 | Web# 3494218**

Look out for this cozy colonial home coming soon to the market!

**COMING SOON**

**645 Hollywood Avenue | Bronx**

**$899,999 | Web# 3494086**

Welcome to this legal 2-family home is a rare find with a full finished basement, outside entrance, 1-car attached garage, and ample storage space.

**EAST SETAUKET OFFICE**

300 Main Street
631.751.6000
elliman.com/longisland

FOR THE NYS HOUSING DISCRIMINATION DISCLOSURE NOTICE & FORM. 110 WALT WHITMAN ROAD, HUNTINGTON STATION, NY 11746. 631.549.7401 © 2023 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.

**Call Today: 631-751-6000**

**Alexia Poulos**
Licensed R.E. Salesperson
300 Main Street, East Setauket
O: 631.246.7877 | C: 631.457.3262
alexia.poulos@elliman.com

**Carol Acker**
Licensed Associate R.E. Broker
300 Main Street, East Setauket
O: 631.751.6000 | C: 631.404.2460
carol.acker@elliman.com
Ensuring your home is accessible to people with disabilities is a compassionate consideration and can also expand the market appeal and value of your property.

By making targeted renovations, you can create a more inclusive living environment and attract potential buyers seeking accessible homes. Some are concerned that making home modifications can lower resale value, but that is not always the case, especially if you own a home in an area with a high demographic of older people.

In some places, grants are available to help you renovate your home to make it more accessible, especially if you are a veteran. Check for both state and federal grants as well as those from local non-profits who will help defray the cost of accessible renovations. You may also qualify for low-cost renovation-specific loans.

Replacement traditional doorknobs with lever-style handles, which are easier to operate for those with limited dexterity. Remove any potential obstacles or clutter along pathways to create unobstructed passages. Hardwood floors are easier to move on than carpeted surfaces and is a change that is resell-friendly.

People with mobility issues benefit from first-floor laundries and bedrooms. Bathroom renovations make a significant difference for people with disabilities. Install grab bars near the toilet and in the shower or bathtub area to provide stability and support. Consider replacing traditional bathtubs with roll-in showers, which allow easy wheelchair access. Install a shower bench or chair for added convenience. Ensure that faucets and controls are accessible and easy to operate.

Making the kitchen more accessible involves adjusting countertop heights to accommodate individuals who use wheelchairs. Install lower countertops with open space beneath to allow comfortable access. Consider incorporating pull-out shelves and drawers for easier reach. Install lever-style handles on cabinets and drawers for easier gripping and operation.

Proper lighting is essential for individuals with visual impairments. Install bright, even lighting throughout the home, including hallways, staircases and entrance areas.
Don’t Use Toxic Tap Water, Enjoy Healthier, Safer Water for You and Your Family!

What's in your water?
If you have ever noticed your water:
• making your skin dry • leaving spots on your dishes 
• appearing cloudy • tasting bad
then it is time to learn more about your water.
Remove Harmful Chemicals and Impurities

Request a FREE water consultation and quote
Call us now to schedule free water test 1(631) 615 0303

Enjoy Healthier, Safer Water for You and Your Family!
SETAUKET

2 Cedar Avenue

4 BD 5 BA | 3,200 SF | $1,299,000

Stunning residence is an entertainer’s delight with a magnificent open floor plan and expansive 9’ ceilings. Crown moldings, raised panel woodwork, and finely crafted details add to the beauty and elegance of this home. Lower level garage has room for four cars and storage, and a basement with plenty of storage. Situated on .35 acres in the idyllic boating community of Poquott Village. This harborside community boasts great amenities. Private dock, mooring rights, tennis court, direct access to private beach and security and resident beach parking.

Maria Orlandi
Licensed Associate RE Broker
maria.orlandi@compass.com
M: 631.697.0474 | O: 631.629.7719
MariaOrlandiLuxuryLiving