MIDDLE ISLAND  REDUCED PRICE-SELLER MOTIVATED! This Well Maintained, Spacious Ranch Situated on .54 Acres Offers Plenty of Living and Entertaining Space Inside and Out. The 2 Car Garage and Enormous Driveway Provides Parking for All. The Expansive Yard is Fully Fenced with Double Gates Allowing Easy Access to the Back Yard. Beautiful Pavers on the Patio. The Sliding Glass Doors in the Dining Room Allows Easy Access to the Kitchen. The Living Room (20’x14’) with Woodburning Fireplace is Located Next to the Kitchen. The Primary Bedroom has its own En-Suite, while the Other Sizeable Bedrooms Utilize the Main Bath. Full Basement. In-Ground Sprinklers, Security Camera, Electric Vehicle Charger, Huge Tool Shed. ML#3492296. Offered at $574,000

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St. James PRICE REDUCED! 3Br, 2FBth Colonial, on 1.25 acres, flat/part treed/useable prop. This home offers Lg 2 Car Det’d Garg w/Storage, Legal Studio Sz Cottage w/FBth & Private Part submerged AG Saltwater pool w/Decking, Eik w/Dining area, LR w/HW Flrs, FBth w/Jacuzzi Tub. Lg Primary Br w/ slider to Private Deck overlooking prop. 2nd Lg Br. ML#3493959 $699,000

Middle Island REDUCED PRICE-SELLER MOTIVATED! This Well Maintained, Spacious Ranch is Situated on .54 Acres, EIK, Formal DR w/Slider to back yard. The Living Room is 20 x 14 w/Wood Burning Fpl. The Primary Bedroom has an En-Suite Bth, Full Finished Basement, IGS, Security Camera, Electric Vehicle Charger, Huge Tool Shed, New Oil Tank. ML#3492296 $574,000

Miller Place The Vineyards: This beautiful 2Br, 2.5Bth, 2 Story Chardonnay model is located in a 55+ Community w/ Clubhouse, IG Pool & Tennis Cts., Open Floor Plan. EIK with SS Appliances and Granite Counter. Ceramic flooring and Carpet throughout. Primary Bedroom Suite w/WIC. Gas Fireplace. One Car Garage and Full Basement ML#350372 $599,900-$625,900

Coram Charming Ranch Features: Spacious Living Room, Formal Dining Room, Working Kitchen, 2 Bedrooms, Full Bath, Double Wide Driveway, over a half-acre of property, New Roof, Solar Panels are leased, and Low Taxes! All on a lovely half acre +. ML#3503958 $299,000

Patchogue Renowned Historic 4 Br, 2FBth Colonial on combined 2 Lot Property (.85 Acre Total). One of a Kind. Located Less than 1 Mile from the Heart of Main St. in a Sidewalk lined neighborhood. Custom paint throughout & original HW Flrs. French Doors, Woodburning FPL, Formal DR, Eik w/ Granite & S/S Appliances, Gas Stove. ML#3492856 $949,999

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coachrealtors.com
Welcome to this beautifully renovated 3-bedroom, 2-bath ranch-style home with a diamond-like appearance that radiates modern charm and comfort.

Welcome to this totally renovated property in 2017—6 bedrooms, 3 full bath, 2 fireplaces, hardwood floors throughout, 6 year old appliances, 6 skylights, Central air 2 zones, Anderson windows, in-ground sprinklers, views of the great south Bay.

Impeccable Home To Be Built In This Serene Cul-De-Sac. Craftsmanship & Attention To Detail Are Evident In Every Touch.

This stunning home boasts 5 bedrooms and 5 1/2 bathrooms, spanning an impressive 10,684 square feet. The home is designed to capture magnificent views from every level, with floor-to-ceiling windows that allow natural light to flood the living spaces.

Lovely ranch home, 3 bedrooms 2 bathrooms, oversized detached garage.

Welcome to this expansive 6 bedrooms, 6 full bathroom Colonial which is located in the prestigious Incorporated Village of Belle Terre set on 1.0 Acre of pure privacy & serenity.

Call Today: 631-751-6000
Belle Terre - $1,975,000 - 6 Bedroom 3.5 Bath

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CAROL ACKER
Licensed Associate R.E. Broker
300 Main Street, East Setauket
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carol.acker@elliman.com
A good real estate agent will be an important ally, negotiator and sounding board.

It might be tempting to go through the home buying or selling process alone, particularly if you’ve done it all before. You’d be saving a hefty commission, right? But you’d also be missing out on the kind of perspective that only a local expert has, while also potentially losing some negotiating leverage if the deal hits a speed bump.

**FOR SELLERS**
Your agent can help set a competitive price since they understand the market, local appraisals, and the marketing approach that works in your neighborhood. They’ll have the latest information on trends, and a built in familiarity with fine details like staging that help sell a home in your particular town.

They’ll also schedule and conduct open houses and walk-throughs, which can be difficult to manage while working your own full time job. That’s why Time magazine reported that some 90% of sellers opt to use a real estate agent. Still unsure about signing up? Ask about a short term contract then re-evaluate your business relationship near its end.

**FOR BUYERS**
Qualified agents can recommend lenders, title companies, inspectors and assessors, smoothing the way for what is always a complicated process. They’ll have detailed explanations about the types of loans you’re eligible for, down payment assistance programs, and other key elements of the mortgage process. They’ll also be intimately familiar with neighborhoods that fit your criteria which you may never have visited.

Having shown houses to other potential buyers, they’ll be able to point out potential pitfalls that you might not have noticed — or key positives that aren’t immediately clear. They’ll better understand neighborhood specific issues — both good and bad. They could warn you about traffic patterns, or point out tucked away amenities like a local park.

**HOW TO HIRE**
Meet with more than one potential agent, and discuss their training, experience and success rate. Ask for references, and check them out online. The best agents have glowing reviews, so discuss your options with friends, family and coworkers. Have they had prior success with a specific agent? This is commission-based work, but in the end the agent works for you. Make sure you have the proper comfort level with them as a person. You’re likely going to be spending a lot of time together over the coming weeks and months.
WHAT INFLUENCES A HOME’S VALUE?

8 critical factors:

1. Neighborhood comps
2. Location
3. Home size and usable space
4. Age and condition
5. Upgrades and updates
6. The local market
7. Economic indicators
8. Interest rates
Ready To Make A Move? We Look Forward To Helping You With Your Real Estate Needs. Join Our List Of Sold And Closed Properties So Far In 2023. Call Us!

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Stony Brook - Buyer
CLOSED
Port Jefferson - Buyer
CLOSED
Port Jefferson Station - Buyer
CLOSED
Medford - Buyer
CLOSED
Mastic - Buyer
CLOSED
Coram - Buyer
CLOSED
Rocky Point - Seller
CLOSED
Coram - Buyer
CLOSED
Middle Island - Seller
CLOSED
Coram - Seller
CLOSED
Seaford - Seller
CLOSED
Huntington Station - Buyer
CLOSED
Stony Brook - Seller
CLOSED
Nissequogue - Buyer
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Mount Sinai - Seller
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Coram - Seller
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Before You Move Into a New House

1. Clean and Prepare the Space:
   Before moving in your belongings, thoroughly clean the entire house.

2. Change Locks and Rekey:
   For security reasons, it’s a good idea to change the locks on all exterior doors or rekey them.

3. Utilities and Services Setup:
   Make sure all necessary utilities and services are set up and ready to go before you move in.

4. Deep Inspection:
   Take the time to thoroughly inspect the house, checking for any issues that might not have been apparent during the initial walkthrough.

5. Plan Your Move and Organize:
   Organize your belongings, declutter, and pack efficiently.

Bonus Tip: Meet the Neighbors: If you have the opportunity, introduce yourself to your new neighbors.
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.
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SMITHTOWN

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4 BD | 1 BA | 1 HB | $799,000

Stunning historical residence in the heart of Smithtown and The Nissequogue Corridor. This charming colonial is nestled on private and pristine property bordering the 54 acre Sweet Briar Nature Preserve. Low taxes of just over $12,000. A must see.

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Begin by building up your savings long before you buy.

New technology has made it easier to analyze your buying power, but the journey toward home-ownership is still defined by the classic approach: Build up your savings well before you begin looking at properties, while paying down your debt.

**FIRST STEPS**

A lender can help you decide which loan program works best for you, while offering options you may not have heard about. There’s plenty to do, however, before you get there. Start saving early. Your down payment will depend on the cost of the home, the type of mortgage, your credit and the specific lender. Some conventional loans for first-time buyers with strong credit may require a down payment of as little as 3%. To put that in perspective, 3% of $300,000 is $9,000. You can set up automatic transfers from your checking account into savings to get the ball rolling.

**LONG-RANGE PLANNING**

Don’t forget to build in savings for closing costs. These fees are part of the final process when signing a mortgage, and usually range from 2-6% of the total loan amount. So, the closing costs on the same $300,000 home would be anywhere from $6,000 to $18,000. If you’re purchasing in a buyer’s market, it may be possible to negotiate around this additional expense by having the seller pay some or all of these costs.

Then there are moving costs, which can run into thousands of dollars even for local trips. Once you have a general idea about these costs, then you can decide how much you can afford to purchase a home. Take advantage of online options like NerdWallet’s home-affordability calculator when setting a price range. These tools take into account income, debt, credit score, down payment and the local market.

**WHEN YOU’RE READY**

Once you’re financially prepared, it’s time to set the wheels in motion. Begin gathering the financial documents you’ll need. They vary on a bank-by-bank basis, but lenders will generally require income statements, tax information, and verification of assets and debt over the previous two years. Once you’ve built a nice nest egg and your credit is in good standing, reach out to a lender to find out more. Ask about state and local programs for first-time buyers; some nonprofits and city governments also offer assistance.
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This Buckingham Model Ranch is located in the “B” Section of Stony Brook. The front porch welcomes you into this 6-room home featuring a foyer, living and dining rooms, eat-in kitchen, 3 bedrooms, 2 baths, and a 2-car garage. Open the sliders off of the kitchen to a large patio and gorgeous in-ground pool. This community is adjacent to Stony Brook University and near the Village, Long Island Railroad, shopping, and major roadways. A must see! MLS# 3504740. $528,000.

STONY BROOK, NY

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Each office is independently owned and operated.
Divorce is a complex and emotionally charged process, often requiring couples to make difficult decisions about shared assets.

One of the most significant assets to navigate is the family home. Selling a home during a divorce adds an extra layer of complexity to an already challenging situation. With careful planning, consideration and professional guidance, selling a home during this period can be a smoother process. Smartagents.com reports that in 61% of all divorces, the family home ends up being sold because one spouse is not able to buy out the other.

**MAKING A PLAN**

Open and respectful communication is key. Both parties will have to work at setting aside emotions and focusing on the practical aspects of selling the home. Establishing a cooperative and clear line of communication can help prevent conflicts and delays.

Consult with legal and financial professionals experienced in divorce proceedings. Seek advice on property division laws in your jurisdiction as well as tax implications related to selling the home. These professionals can guide you through the legal and financial aspects, ensuring your decisions are informed and aligned with your best interests.

Decide whether you'll sell the home quickly or take time to maximize its value. Collaborate to set a realistic asking price based on current market conditions and the property’s condition. If disagreements arise, consider involving a neutral third party such as a mediator or real estate professional.

Choosing the right real estate agent will make things go more smoothly. Opt for an agent who has experience in handling sales involving divorcing couples. They should be sensitive to the situation while maintaining a focus on achieving the best possible outcome for both parties. Choose a point person to communicate with the agent and keep the agent out of any personal disagreements.

**COSTS AND SHOWINGS**

Determine how you'll share the costs associated with selling the home, including staging, repairs, marketing and agent fees. Agree on a fair split to avoid future conflicts.

Establish a plan for property showings that account for each party’s schedules and preferences. Consider using lock boxes and a shared online calendar to streamline the process.

**OFFERS**

Coordinate the sale’s timeline with your legal proceedings. Selling the home before the divorce is finalized may help avoid complications, but ensure you have a clear agreement on how the proceeds will be handled. Decide in advance how you will respond to offers and counteroffers. Establish a protocol for making decisions swiftly to prevent delays and back-and-forth negotiations. In case of disagreements during the sale process, have a dispute resolution plan in place. This might involve your legal representatives or using mediation.

While selling a home during a divorce can be emotionally taxing, it's important to keep sight of the bigger picture. The goal is to move forward and create a stable future for both parties. As the journey continues, remember that the sale of the home is just one chapter in the broader story of moving forward.
The number one brokerage in New York

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**East Setauket** Excellent Investment Opportunity! Award Winning. Free Standing 5800 sq ft Professional Office/Medical Building is located off Route 25A. 100% rented. Second floor offices each have private bathroom and second rear egress. Both with separate utility meters. Ample Parking. Full basement with 10 foot ceiling with heat hook up. ML#3456980 $2,500,000

**Setauket** Traditional 5 bed, 2.5 bath col. .70 acres and quiet cul de sac. in the heart of Setauket. Hardwood Flrs., LR w/ wdburn. Fplc. FDR, Primary ensuite Br. 4 addl BRs. Full ba. 2 Car. WalkOut Bsmnt. Secondary living space with attached powder room. 2 Car. 3 VSD. Walk or bike to Frank Melville Park. Short distance to W. Meadow Beach. ML#3503927 $669,000

**Setauket** Wonderful, private oasis on Conscience Bay. 5+ acres of lush, flat grounds. Three bedroom ranch on the property. Endless potential. Please note: lead paint has been identified on the property in the past. Shared driveway. No drive by, appt only. ML#3944588 $1,900,000

**Setauket** Beautifully maintained 3 BR, 2 BA ranch, Entry foyer, LR w/fpl. DR. Eat-in Kitchen, and beautiful Sunroom addition. Trex deck, L-shaped gunite pool, w/cabana. Anderson windows, CAC. Move right in. ALL CO’s in Place. Close to LIRR, Stony Brook University and Hospital. West Meadow Beach. 3VSD. ML#3503395 $599,000

**Setauket** Beautifully maintained 3 BR, 2 BA ranch, Entry foyer, LR w/fpl. DR. Eat-in Kitchen, and beautiful Sunroom addition. Trex deck, L-shaped gunite pool, w/cabana. Anderson windows, CAC. Move right in. ALL CO’s in Place. Close to LIRR, Stony Brook University and Hospital. West Meadow Beach. 3VSD. ML#3503395 $599,000


**Bay Shore** Beautiful and well maintained 3Br cape with a serene backyard perfect for entertaining. Updated and move in ready. Roof, siding and windows have been replaced. This home has been well loved. Large driveway, flat yard and highly sought after 1st floor bedroom. A must see house! ML#3489215 $550,000

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Mount Sinai Custom Post Modern home with over 6500 sq ft Including 6 Bedrooms, 7.5 Bathrooms, Gourmet Kitchen. Double Staircases Lead to the Upper Level Bedrooms & Additional Laundry Room. Primary Bdrm. Suite with Sitting Area and Private Balcony. Full Fin. Bsmt. w/ Gym & Sauna. Brazilian wood Deck, Salt Water Pool. ML#3481951 $2,499,999

Miller Place Post modern home with 4.5 acres of waterfront property, possible 4 lot subdivision. Currently there is a 5000 square foot home on it. Needs updating. Property has its own road down to the beach - No Steps - no bulkhead needed. First floor Master, private library. 200+ feet of private beach front. ML#3491835 $2,200,000

Bill Hines home, featuring Hwd/floors, Newer Granite EIK, New Refrig, New Washer, Updated baths, Laundry rm. Private huge back yard w/salt water pool $40k Theater / Stereo system built in. Updated furnace, Newer pool heater, Trex decking. Professionally landscaped, New Roof w/ New Solar Panels. ML#3501674 $1,175,000

Miller Place Custom Post Modern home with over 6500 sq ft Including 6 Bedrooms, 7.5 Bathrooms, Gourmet Kitchen. Double Staircases Lead to the Upper Level Bedrooms & Additional Laundry Room. Primary Bdrm. Suite with Sitting Area and Private Balcony. Full Fin. Bsmt. w/ Gym & Sauna. Brazilian wood Deck, Salt Water Pool. ML#3481951 $2,499,999

Miller Place Custom Built Home in the private gated waterfront community of Scotts Beach.shy of 3/4 acre Open floor plan w/EIK w/ two sided gas FPL, FDR and Great Room w wood FPL. 1st Floor Mstr:Suite w/WIC & Mstr. Bth w/radiant heated floors. Upstairs Hallway is finished with unfinished rms. on 2nd level. Bsmt. & 3 Car garage. ML#3500120 $875,000

Miller Place Custom Built Home in the private gated waterfront community of Scotts Beach. shy of 3/4 acre Open floor plan w/EIK w/ two sided gas FPL, FDR and Great Room w wood FPL. 1st Floor Mstr:Suite w/WIC & Mstr. Bth w/radiant heated floors. Upstairs Hallway is finished with unfinished rms. on 2nd level. Bsmt. & 3 Car garage. ML#3500120 $875,000

Miller Place Bill Hines home, featuring Hwd floors, Newer Granite EIK, New Refrig, New Washer, Updated baths, Laundry rm. Private huge back yard w/salt water pool $40k Theater / Stereo system built in. Updated furnace, Newer pool heater, Trex decking. Professionally landscaped, New Roof w/ New Solar Panels. ML#3501674 $1,175,000

Setauket Custom built 4 Bdrm.Ranch with large EIK, light filled LR,DR, Family Room w/Fireplace. sliders to deck. Two Full Updated Baths. Large Full Bsmt. Partially finished, Oversized two car garage with access to basement. Located in the community of Crane Neck with access to private beach. ML#3472782 $939,000

Miller Place Custom Built Home in the private gated waterfront community of Scotts Beach.shy of 3/4 acre Open floor plan w/EIK w/ two sided gas FPL, FDR and Great Room w wood FPL. 1st Floor Mstr:Suite w/WIC & Mstr. Bth w/radiant heated floors. Upstairs Hallway is finished with unfinished rms. on 2nd level. Bsmt. & 3 Car garage. ML#3500120 $875,000

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Wading Rv Center HALL Colonial Home. Covered Front Porch. Eat In Kitchen w/Stainless Steel Appliances, FLR, FDR, Family Room w/Wood Burning FPL, firs..Mstr. Bdrm. w/Master Bath and WIC. 3 Add. Bdrms. Decking w/Semi In-ground Pool. Custom Moldings Throughout, 2.5 Car Garage. roof. ML#3494356 $749,000

Miller Place Custom Built Home in the private gated waterfront community of Scotts Beach. shy of 3/4 acre Open floor plan w/EIK w/ two sided gas FPL, FDR and Great Room w wood FPL. 1st Floor Mstr:Suite w/WIC & Mstr. Bth w/radiant heated floors. Upstairs Hallway is finished with unfinished rms. on 2nd level. Bsmt. & 3 Car garage. ML#3500120 $875,000

Wading Rv Center HALL Colonial Home. Covered Front Porch. Eat In Kitchen w/Stainless Steel Appliances, FLR, FDR, Family Room w/Wood Burning FPL, firs..Mstr. Bdrm. w/Master Bath and WIC. 3 Add. Bdrms. Decking w/Semi In-ground Pool. Custom Moldings Throughout, 2.5 Car Garage. roof. ML#3494356 $749,000

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