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PANORAMIC VIEWS ACROSS LONG ISLAND SOUND FROM CRANE NECK TO PORT JEFFERSON HARBOR

Water, water, everywhere – The best panoramic views around! From Port Jefferson Harbor across to Belle Terre, turn to see Setauket and Old Field along the Sound with Connecticut in the distance. There are stairs to the beach and jetty for boating and clamming. Then back to the Pergola covered patio with wood burning fireplace, another patio for dining and an outdoor kitchen. The perfect setting for this New England shingle-style home built in 2012 with the finest materials. MLS# 3431141. \$3,838,888.



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Stony Brook "Cambridge Colonial." W/ 1 Br legal accessory apt., w/LR, Kit, Ofc. Full Bath. Main house, 3 Br. 2.5 Ba. - EIK, Formal LR, FDR, Fam Rm. Small Ofc. Master Br w/ WIC, Full Ba. New architectural roof, High Efficiency Burnham gas boiler, 200 Amp electric. 3VSD. Property backs to wooded area. ML# 3511812 **\$659,000**



East Setauket Beautiful, Well Maintained Storybook Cape. 1/3 acre with southern exposure in the backyard. Beautiful Stone Walkway To Front Porch. Large LR, Eat in Ki. 2 Bedrooms (1 currently used as a Family Room and Full Bath on the First Floor. 2nd Fl Has 2 Brs., Full Bath., Hwd Flrs. Low Taxes (10,185.85 w Star) CAC, Young Roof, New Cesspools. 3VSD ML#3511926 **\$599,000**



Port Jefferson The Highlands. 2 Br, 1 Full, 1 Half Ba. This Sun filled unit is a standout! Custom renovation of kitchen and bathrooms are top quality. Open concept. 2nd bedroom and new luxurious, stunning, spa like bathroom. Ground level offers additional space for laundry, storage/gym/home office Clubhouse, Pool, tennis. ML#3512155 **\$495,000**



Westhampton Beach Furnished, recently renovated, 2Br, 2Ba. Bayfront w/views of Moriches Bay/bay sunsets. Ocean and bay beaches access, chair rack on beach. Har Tru Tennis courts, heated pools; kayak, walk to town, 2 TV's. Internet/ cable, W/D. ML#3509878 **May 27- June 26 \$20,000 July \$25,000. July-Labor Day \$50,000, August-Labor Day \$25,000, Memorial Day to Labor Day \$65,000**



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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**



Miller Place Amazing opportunity to own just shy of 4 Acres of J2 Zoned property. Perfect for a Medical Park, Store Front, Bank, etc. Site Map done with up to 189 parking spots and multiple buildings. Aprox 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 home with over 6500 sq ft. 6 Bedrooms, 7.5 Bathrooms, Gourmet Kitchen w/ Wolf stove, Double Ovens, Subzero Fridge. Double Staircases to the Upper Level o Bedrooms & Additional Laundry Room. Primary Bdrm. Suitey. Full Fin. Bsmt. Salt Water Pool and Hot Tub. ML#3481951 **\$2,499,999**



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 **\$939,900**



Mt Sinai LAND. Spectacular opportunity to own a one in a million piece of property with magnificent views of Mt. Sinai Harbor all the way to Conn. Property goes up high to a level piece of property where you can build your dream home with million dollar views. Enjoy fishing, kayaking. ML#3452508 **\$599,000**

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Remsenburg This beautiful 4Br, 4FBth waterfront home is situated on Fish Creek with access to Moriches Bay, Boaters Delight! Open concept design Gourmet kitchen, spacious living room w/wood burning stove. Prime suite is complete with an en-suite bth that features jetted tub and walk-in shower. Ample 2nd floor living space! ML#3508235 **\$2,499,999**



Middle Island Move Right In to this lovely 3 Bedroom, 3.5 Bath Colonial. Special Features Include: EIK w/ Epoxy Coated Granite, Ceramic Tile, & Stainless-Steel Appliances. Master Suite w/ Jacuzzi Bath, Full finished Basement, Crown Mouldings, Walk in Closets, Attic Storage, 2 Zone Heat, CAC. 1 Car Garage, Double Wide Belgium Block Driveway and more ML#3513358 **\$534,900**



Rocky Point Spacious, well-maintained 4Br, 1.5Bth Hi-Ranch located in a quiet neighborhood. Eat-in Kitchen, Formal Dining Rm, Living Rm, Den/Family Rm. w/ sliders leading to deck. Hard wood Floors, as shown in pics. One car garage with extended driveway. A fully fenced private yard. Possible mother/daughter with proper permits. Make this house your home! ML#3514242 **\$549,000**



Baiting Hollow This 3Br, 2.5Bth Colonial is situated on a cul de sac perfect for your forever home. Hardwood floors in Living Rm & Dining Rm, Den/Family Rm w/Fpl. Updated oil burner, gutters, and hot water heater 3 years ago. Beautiful .65 property w/IG Gunite pool and patio. Close to the outlets, wineries, farms, and all the other great things the east end has to offer. ML#3511391 **\$689,000**



Patchogue Unique, Historic 4 Br, 2FBth Colonial on combined lot .85 Acre. Located close to Main St. Dining & Shopping. Custom Paint & Original HW Flrs. French Doors, Den/Family Rm. Woodburning FPL, Formal DR, EIK w/ Granite, S/S & Gas Stove. Updated Bths, Andersen Windows, & recessed lighting. IG Gunite Pool, Fully Fenced & surrounded by Pavers. ML#3492856 **\$888,888**



Manorville Welcome to Country Pointe Woods, a 55+ community. This home features 2BR, 2.5 Bths, a front Porch and a private Patio. 1 Car attached garage & basement. Primary suite on main floor and accessible shower. Gleaming wood floors in LR/DR and primary BR. Eat in kitchen. First floor washer/dryer. Upstairs are guest quarters: Bedroom, bath and office. ML#3510276 **\$424,110**

Learn more about our partnership at [MeetHanna.com](https://www.MeetHanna.com)

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HERE YOU CAN

HOMEWISE | Real Estate Tips and Advice

Maximize a Small Home's Value



Those selling small homes can make the most of their space and its potential before putting it on the market.

Smart home improvement projects can enhance your living space and increase your home's market value.

RENOVATIONS

One of the most effective ways to make a small house feel more spacious is to create an open floor plan. Consider removing non-loadbearing walls to merge the kitchen, dining area and living room into a flowing and cohesive space. This adds visual appeal and maximizes functionality.

The kitchen is often a focal point for potential buyers. Consider budget-friendly updates like resurfacing cabinets, replacing outdated hardware and upgrading to energy-efficient appliances. Adding a tile backsplash can provide a fresh, modern look.

Bathrooms should be clean, functional and aesthetically pleasing. Update fixtures, replace outdated tile and ensure proper lighting. Consider adding a glass shower enclosure to create the illusion of more space.

Choose flooring options that create a seamless flow throughout the house. Hardwood or laminate flooring can make rooms appear larger and offer durability and elegance. Avoid using multiple types of flooring as this can fragment the space.

Energy efficient upgrades attract eco-conscious buyers and can help reduce utility costs. Consider adding insulation, sealing gaps or installing energy efficient windows and appliances. Highlight these features during showings to emphasize their long term cost saving benefits.

AFFORDABLE FIXES

Maximizing natural light can make your small house feel more inviting. Replace heavy curtains with sheer or light filtering options and trim any overgrown bushes or trees that may be blocking windows. Consider adding strategically placed mirrors to reflect light and create the illusion of a larger space.

Neutral color schemes, such as soft whites, light grays and muted beiges, can make rooms feel more open and airy. Neutral tones also provide a blank canvas that allows potential buyers to envision their own style and decor in the space.

In a small house, effective storage solutions are a must. Install built-in shelves, cabinets or under stair storage to maximize space and reduce clutter. Consider multifunctional furniture pieces like wall mounted foldable desks.

Don't forget the exterior of your home. Improve curb appeal by painting the front door, adding potted plants and maintaining the lawn. A well maintained and inviting exterior can set the tone for a positive first impression. If your small house has a well designed outdoor space, make the most of it. Create an outdoor seating area or a small garden oasis that showcases the potential for outdoor living and relaxation.

Incorporating smart home technology can appeal to modern buyers. Consider installing features like a smart thermostat, keyless entry or a video doorbell. These upgrades enhance convenience and add a tech savvy appeal to your home.

Consider hiring a professional home stager who specializes in small spaces. Staging can help potential buyers visualize the full potential of your home and create an emotional connection.

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COMING SOON

156 Montauk Highway | East Moriches
\$799,000 | Web# 3515672

Look out for this well-appointed, custom-built colonial situated on a private road on a builder's acre!

AVAILABLE

11 Sweetbriar Court | Lake Ronkonkoma
\$649,999 | Web# 3510338

Enjoy this 3-bedroom, 2.5-bathroom at a great cul de sac location. Mature trees and landscaping. Well maintained. Inground sprinklers, fenced yard, central a/c

AVAILABLE

24 Seabrook Lane | Stony Brook
\$619,999 | Web# 3510783

If you're searching for a comfortable and charming home, look no further than this three-bedroom, two-bathroom Devon ranch located in the s-section of Stony Brook.

AVAILABLE

32 Big Pond Lane | Jamesport
\$999,999 | Web# 3510307

Welcome to this 3-bedroom 3 1/2 baths with beautiful year-round water view. This home has an eat in kitchen, formal dining room, formal living room with a gas fireplace.

AVAILABLE

10 Terrace Road | Mt Sinai
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Belle Terre | \$1,975,000 | ML 3507440
Western Waterviews-6 Bedrooms-3.5 Baths- 1.3 Acre



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HOMEWISE | Real Estate Tips and Advice

Multigenerational Homes



There is a growing niche of families seeking homes that can accommodate multiple generations under one roof.

The National Association of Realtors said that 14% of home buyers bought multigenerational homes so that they could take care of aging parents, because children or older relatives were moving back home and for cost savings.

These homes offer space and flexibility to cater to the needs of different family members, making them a popular choice for a diverse range of households. Purchasing a multigenerational home offers the opportunity for close family connections and shared responsibilities. With careful planning and open communication, you can create a successful living arrangement that benefits everyone involved.

A multigenerational home, often referred to as a “multi-gen” home or “NextGen” home, is a residence designed to house multiple generations of a family comfortably. These homes typically feature separate living spaces or suites within the same house, each with its own bedroom, bath room and sometimes even a kitchenette. The primary goal is to create a living arrangement that offers privacy and

independence for each generation while maintaining a sense of togetherness.

WHAT TO LOOK FOR

Evaluate the layout of the home. Look for features like separate entrances, in-law suites or even a separate apartment. The space should provide privacy for each generation while still allowing for shared common areas.

Consider the accessibility of the home, especially if it needs to accommodate elderly family members or individuals with mobility issues. Look for features like ramps, wide doorways and accessible bathrooms.

Choose a location that is convenient for all generations. Consider proximity to schools, health care facilities and public transportation, if needed.

Determine your budget. Keep in mind that the added space and features may increase the purchase price, so it's essential to establish a clear budget from the start. Think about the long-term resale value of the home. Multigenerational living trends may change over time so it's essential to consider the broader market when making your decision.

TIPS FOR PURCHASING

Open and honest communication among family members is crucial. Discuss expectations, responsibilities and boundaries before purchasing a

multigenerational home to ensure a harmonious living arrangement.

Consult with legal experts to understand the implications of multigenerational living, including property ownership, financial responsibilities and estate planning.

Determine how the costs of the home will be shared among family members. Consider creating a financial agreement or arrangement to clarify contributions and responsibilities.

Choose a home that offers flexibility in design. Look for features that can be adapted to suit changing needs, such as converting a bonus room into a bedroom or adding an accessory dwelling unit (ADU) if local regulations allow.

Consider the long-term needs of your family. Will additional space be required in the future? Plan ahead to accommodate evolving family dynamics. Work with a knowledgeable real estate agent who understands the multigenerational housing market. They can help you find suitable properties and guide you through the purchasing process.

Be prepared for potential home modifications to make the space more suitable for multigenerational living. This may include grab bars, widening doorways or creating accessible bathrooms.

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HOMEWISE | Real Estate Tips and Advice

Home Buying Technology



Technology has changed the way we buy and sell homes.

From online listings and virtual tours to advanced data analysis tools, the real estate industry has embraced digital innovations to make the process more efficient and accessible.

Technology has empowered buyers and sellers with information and resources. However, it is essential to use technology wisely, verify information, protect your data and seek expert guidance when navigating the complexities of real estate transactions.

TECHNOLOGY TOOLS

One of the most significant technological advancements in real estate is the proliferation of online listings and marketplaces. Websites and mobile apps like Zillow, Realtor.com and Redfin provide home buyers with access to a vast inventory of properties, complete with detailed descriptions, photos and virtual tours.

Virtual reality (VR) and augmented reality (AR) technologies have transformed the way homebuyers view properties. Virtual tours and 3D modeling allow potential buyers to explore homes from the comfort of their own screens. AR apps can overlay information about a property's features and nearby amenities when users point their

smartphone cameras at a listing. These technologies help buyers make more informed decisions about which homes to visit in person.

AI and data analytics tools can provide buyers with insights into market trends, property values and neighborhood data. AI-powered chatbots and virtual assistants can answer questions and guide buyers through the homebuying process, offering personalized recommendations based on their preferences.

Blockchain technology is being explored for its potential to streamline the property transaction process. By creating secure, tamperproof records of property ownership, blockchain can reduce the risk of fraud and simplify the closing process. However, it's essential to ensure the legality and validity of blockchain based property transactions in your region.

Mobile apps have simplified the paperwork involved in buying and selling homes. Apps like DocuSign enable buyers and sellers to sign contracts electronically, reducing the need for in person meetings and streamlining the closing process. Mobile apps also offer tools for calculating mortgage payments, tracking expenses and managing moving logistics.

Innovations in home inspection technology have made it easier

for buyers to assess a property's condition. Drones can provide aerial views of roofs and hard to reach areas, while thermal imaging cameras can detect hidden issues like water leaks or insulation problems. These technologies help buyers make more informed decisions and negotiate repairs or pricing adjustments.

CONSIDERATIONS AND CAUTION

While technology has enhanced the homebuying process, there are some considerations to keep in mind.

Be mindful of the personal data you share on real estate websites and apps. Read privacy policies and use secure, reputable platforms to guard your data privacy.

While online listings and virtual tours are valuable tools, they may not always provide a complete picture of a property. Visit homes in person before making an offer.

Be cautious of online scams, including fraudulent listings or sellers. Always verify the legitimacy of listings and identify the identity of sellers or agents.

Ensure that the use of technology complies with local laws and regulations. Blockchain transactions, for instance, may not be legally recognized in all areas.

Technology is a valuable tool, but it should complement, not replace, the expertise of real estate agents, inspectors and other professionals.



Happy Thanksgiving!

**We are thankful for all our clients in 2023
who trusted us and look forward
to helping others in the future!**



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Top 5 Things To Do

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.

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