

# North Shore HOMES

3/7 - 3/20/24

Serving Long Island's Prestigious North Shore



## 9 Pine Point

NISSEQUOGUE, NY

4 BD | 5 BA | 1 HB | \$3,499,000

This is a rare opportunity to own one of the most magnificent properties in the Village of Nissequogue. Custom built to the highest standards. Exceptional waterfront setting with impeccably manicured grounds. Granite chef's kitchen, panoramic water views, fireplace. Sits on just under four incredibly private acres and 680 feet of water frontage on the scenic Nissequogue River at the foot of the Long Island Sound, with direct access to the River. Just minutes from two gorgeous North Shore beaches, vineyards, towns, shops, restaurants and more. A must see!




**Maria Orlandi**

Licensed Associate RE Broker

[maria.orlandi@compass.com](mailto:maria.orlandi@compass.com)

M: 631.697.0474 | O: 631.629.7719

 [MariaOrlandiLuxuryLiving](https://www.instagram.com/MariaOrlandiLuxuryLiving)



Maria Orlandi is a licensed associate real estate broker affiliated with Compass. Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

A Supplement to TIMES BEACON RECORD News Media

(631) 751-7744 • (631) 331-1154 • [tbrnewsmedia.com](http://tbrnewsmedia.com)



©TBR NEWS MEDIA 2024



COMPASS

# Move effortlessly with Compass.

Exceptional homes.  
Exceptional clients.  
Exceptional results.

---

As a Founding Agent of  
Smithtown and a member of  
the Luxury Division, let Maria  
Orlandi welcome you home!



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





***Are you ready to downsize to that condo?  
Or are you ready to make your homeownership dreams a reality?***



Look no further than Ken Kroncke, The Real Estate Guy, your trusted partner in finding your perfect home.

With over 25 years of experience in real estate, Ken understands that every homebuyer’s journey is unique. He takes the time to listen to your needs and preferences to curate a selection of homes that truly match your lifestyle.

**PRESIDENT’S ELITE COMPANY AWARD 2022 & 2023**



***Start your journey today!***

Let Ken Kroncke open the doors. Your dream home is just a conversation away. Contact Ken at:

**Ken Kroncke, Licensed RE Salesperson**  
c: 631.601.4317 • o: 631.706.4575



kkroncke@realtyconnectusa.com • kenkroncke1@gmail.com • realtyconnectusa.com



HOMEWISE | Real Estate Tips and Advice

# Saunas, Cold Plunges Trending



Cold plunges and saunas were in-demand items in spas and wellness centers but now people are wanting them in their homes.

From single-family houses to luxury condos, the inclusion of cold plunges and infrared saunas is fast becoming the new standard, providing residents with an opportunity to indulge in wellness and self care within the confines of their own homes.

This trend has gained significant momentum, as highlighted by major media outlets such as USA Today, NPR and Business Insider, all recognizing the breakout popularity of these unique amenities in 2023 and forecast to continue in 2024.

Zillow reported that in 2023, listings mentioning at home cold plunge pools were up 130% compared to 2022.

## COLD PLUNGES

Cold plunges, characterized by deep baths designed specifically for ice cold immersions, have emerged as a standout feature in the realm of wellness. The science is still undecided on the exact health benefits, but research is underway to evaluate the claims that cold plunges help a person's metabolic health,

immune system, inflammation and mental health.

While most take their cold plunges in communal settings such as spas or in lakes and oceans, there is a growing trend to install cold plunge options such as purpose built tubs and prefab options in spa-centered bathrooms, letting homeowners build cold plunges into their regular routine.

Bryan Grandison, the director of lifestyle services at Extell, sheds light on this trend, emphasizing that it's not about replacing traditional amenities but expanding the array of offerings. Extell's One Manhattan Square, a waterfront condo, has responded to the trend by offering such amenities as a sunken tranquility garden, a hammam with a cold plunge, a hot tub, a sauna and a saltwater swimming pool. It is part of a broader trend to incorporate wellness offerings in homes and apartments.

## SAUNAS

The installation of home saunas have been rising, according to The Daily Mail. Many of these are installed in the backyard while others are finding room in their homes.

The three most common types of in home saunas are traditional cedar

saunas, steam showers and infrared saunas. Custom Home Group reports that an in home sauna can increase the overall value of your home.

## THE PANDEMIC INFLUENCE

Grandison suggests that the surge in demand for amenities like cold plunges and saunas is a result of the collective realization of the importance of self care, particularly in the aftermath of the COVID-19 pandemic. With an extended time during the pandemic where people reflected and prioritized their health and well being, the desire for in home amenities geared towards self care has seen a considerable uptick.

"People want to feel good about themselves, and these amenities are really geared to help them with that," notes Grandison.

Whether it's a purpose built cold plunge, an infrared sauna or a combination of wellness offerings, the real estate market is responding to the evolving needs of homeowners. If you're looking for a renovation to make your home more attractive to buyers, these are an option to explore. In 2024, the inclusion of these amenities is not just a luxury; it's a testament to the growing importance of selfcare in our daily lives.





***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***



*Introducing*

**Special Guest  
Hon. Gail Prudenti  
Kicks Off  
Women's History  
Month**

# The Pressroom Afterhour

Keeping it local with TBR

The TBR Podcast starts  
every Friday afternoon and  
can be heard throughout each following week

*Join Us for the Latest  
in Local News.*

Tune in to  
The Pressroom Afterhour  
podcast on [tbrnewsmedia.com](http://tbrnewsmedia.com) or Spotify

**Weekly Podcast Highlights:**  
Insightful discussions,  
Recap of the week's top stories, including sports  
Past sessions archived

*This Week's  
Podcast Sponsored By:*



**Toast Coffee & Kitchen**

Locations in Port Jefferson Sta., Patchogue,  
Bay Shore & Long Beach  
[toastcoffeehouse.com](http://toastcoffeehouse.com)



**D.J.'s Clam Shack**

Stony Brook  
[djsclamshack.com](http://djsclamshack.com)



**Port Jefferson Ferry**

888-44-FERRY  
[88844ferry.com](http://88844ferry.com)



**Port Jeff Bowl**

Port Jefferson Station  
[portjeffbowl.com](http://portjeffbowl.com)



**TIMES BEACON RECORD NEWS MEDIA**  
185 Route 25A • PO BOX 707 Setauket, NY 11733  
[tbrnewsmedia.com](http://tbrnewsmedia.com) **631.751.7744**

Advertising Sponsorships Available,  
contact us for details: 631-751-7744  
email: [addirector@tbrnewsmedia.com](mailto:addirector@tbrnewsmedia.com)

**HOWARD  
HANNA** | **Coach**  
REALTORS

# Home Happens Here

List your home with us  
631.751.0303



**Old Field** Contemporary home, private cul-de-sac, on 2 acres w/access to private beach. 4 Brs. 4.5 New baths, 2 Fpl. Primary w/ensuite w/new bath, WIC. Priv. deck. Multi-use lower level w/private entrance. ML#3527490 **\$1,595,000**



**Head of Harbor** 6.74 glorious acres of lawns and gardens in the Incorporated Village of Head of the Harbor. 3 fireplaces. Loft constructed from a barn Circa 1756. A spectacular homestead. Subdivision possible. ML#3522655 **\$1,290,000**



**Setauket** A 55+ Gated Community. 2 Br, 2.5 Ba. Poquott Model, 1st Fl Primary BR. w/Full Bath. Kit w/Granite Counters/ Backsplash. LR w/Gas Fplc. Sliders to deck. Full Basement, Garage. Amenities include Tennis, Putting Green, Pool, Clubhouse and more. ML#3531899 **\$729,000**



**Port Jefferson Sta.** Immaculate, 4 BR, 2 Ba, expanded split level. LR With vaulted ceilings, updated kitchen overlooking side yard, renovated bathrooms, renovated den. CAC Additional basement space and garage. ML#3532135 **\$575,000**



**Ridge** Leisure Village. Customized Oakmont model. 2 BR, 1 Ba. 55+ gated community. Completely renovated. Eat-in Kit/Granite, SS solid wood cabinetry. CAC, 1 Car Garage. Clubhouse, pool and more. ML#3530168 **\$389,000**





**HOWARD  
HANNA** | **Coach**  
REALTORS

# Home Happens Here

List your home with us  
631.928.5484



Just Shy 4 Acres  
Of J2 Zoned Prime Property

**Miller Place** Commercial. Amazing opportunity to own just shy of 4 Acres of J2 Zoned property. Perfect for a Medical Park, Store Front, etc. Site Map done with up to 189 parking spots and multiple buildings. Aprox 665 feet of road frontage on Echo Ave. ML#3479532 **\$2,750,000**



**Miller Place** Expanded cape. 3-4 bedrooms. 2-car garage, full basement with fireplace. ELK is a chef's delight. Hardwood floors, back up generator hook up, 150 amp electric, architectural roof, two split CAC units and a Boch hot water heater. ML#3533356 **\$750,000**



**Mt Sinai** Turn key residence in Imperial Gardens community, 4 bdrm. 2 bth Colonial. updated baths, ELK w/newer appliances. Central air and a wood stove. Updated windows, siding, and roof, new solar hot water heater. IGS. Large lot. ML#3532595 **\$725,000**



Build Your Dream Home  
Across The Street  
From Mt. Sinai Harbor

**Mount Sinai** Spectacular opportunity to own a piece of property with magnificent views of Mt. Sinai Harbor. Property goes up high to a level piece of property where you can build your dream home. your home. ML#3525629 **\$650,000**



**Mt Sinai** Imperial Gardens Community. 3 Bdrm Colonial 1.5 bths. Numerous upgrades: hardwood floors, Gas FPL in Den. Outdoor shower. Greenhouse, sheds. Roof less than 10 years old and solar panels. ML#3532416 **\$599,000-\$629,999**



**Massapequa** Raised Ranch w/Hwd flrs on the upper level & wood stove downstairs. Property offers tremendous potential for the right buyer. Conveniently situated with easy access to Rt. 135 and close proximity to a park. ML#3532836 **\$580,000**



**Selden** Split level home. ELK w/island, vinyl plank flooring FDR, FLR/den, powder room w/ laundry, 3 bdrms. Legal, one bdrm. accessory apartment w/ separate exterior access. One car attached garage. ML#3532540 **\$525,000**



**Ridge** Bedford model home; 2 bdrms, 3 bths. vinyl plank flooring, carpet in bedrooms, new bathrooms, French doors, freshly painted, and all-new trim and woodwork. Primary bedroom with WIC and en-suite! Gated community. ML#3528835 **\$465,000**





HOWARDHANNA

CoachREALTORS

# Home Happens Here

List your home with us  
631.331.3600



**Rocky Point** North Shore Beach association: A gateway to the joys of beach life. Totally renovated, beautiful Ranch on shy half acre. New Energy efficient, cost effective Navien heating System. ML#3532324 **\$550,000**



**Shoreham** Inviting courtyard entrance to this spacious California Ranch located in a quiet neighborhood. Expansive glass doors open to the back patio, perfect for entertaining. ML#3532413 **\$499,990**



**Coram** Lovely updated Evans townhouse in desirable Bretton Woods. Pets allowed. Amenities include Community Clubhouse, IGPool, Tennis, Golf and More. ML#3531815. **\$365,000**



**Coram** North Isle: Lovely 2nd floor unit with Hard wood floors, New Windows, CAC, Gas cooking and Heat. Great location, Amenities Include: Community Clubhouse, Pool, Tennis, and laundry. ML#3532300 **\$240,000.**



**Kings Park** Charming 1910 Cape on 1.4 Acres. Large windows and a screened porch allow views of the lovely gardens and towering Oaks. Detached 2 Car Garage and more. ML#3532467 **\$599,000**



# HOME BUILDING GUIDE | FITNESS



## Building a Home Gym

For fitness enthusiasts, the allure of a home gym lies in the convenience, privacy and personalized environment it offers. Creating an effective and motivating home gym involves thoughtful planning and design considerations.

Begin by evaluating the available space for your home gym. Whether it's a dedicated room, a corner of a larger room or even a garage conversion, understanding the dimensions and layout is crucial. Consider factors like ceiling height, natural light and proximity to utilities. Adequate space ensures safe and efficient movement during workouts.

Tailor your home gym equipment to your fitness goals and preferences. Start with essentials like a high quality mat for floor exercises, dumbbells and resistance bands. For cardiovascular workouts, consider a treadmill, stationary bike or elliptical machine. Strength training enthusiasts might opt for a power rack or a multi-functional weight machine. Balance the selection to accommodate a variety of exercises

without overcrowding the space.

Proper ventilation is crucial to maintain a comfortable workout environment. Ensure good air circulation through windows, fans or an air conditioning system. Adequate lighting is equally important for safety and motivation. If possible, incorporate natural light, and complement it with bright, adjustable artificial lighting. Consider mirrors strategically placed to enhance the perception of space and monitor your form during exercises.

The right flooring enhances the aesthetic appeal and contributes to safety and functionality. Opt for durable, non-slip flooring that can withstand the impact of weights and provide adequate cushioning for high impact exercises. Rubber flooring, interlocking foam tiles or specialty gym flooring options offer comfort and protection for both you and your equipment.

Keep your home gym organized with efficient storage solutions. Consider racks or shelves for weights, designated spaces for smaller accessories and hooks for towels or resistance bands. A clutter free environment contributes to a focused and enjoyable workout experience.

Maximize the versatility of

your home gym by incorporating multifunctional elements. Wall mounted racks or foldable equipment allow you to optimize space when not in use. Choose adjustable benches or workout platforms that accommodate various exercises.

Infuse your personality into the design to create a motivating atmosphere. Decorate the space with inspiring quotes, vibrant colors or even a feature wall. Consider installing a music system or setting up a screen for virtual workouts to keep yourself motivated during training sessions.

Embrace technology to enhance your home gym experience. Connect to fitness apps, streaming services or virtual trainers to diversify your workouts. Consider a wallmounted screen for virtual classes, workout tracking or following instructional videos.

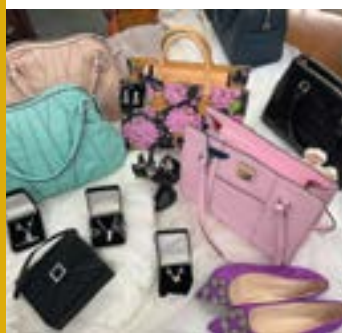
Keep your home gym safe. Ensure that electrical outlets are placed strategically for equipment, and all cords are safely secured. Invest in sturdy, stable equipment, and arrange it in a way that minimizes tripping hazards. Adequate space around equipment enhances maneuverability and reduces the risk of accidents.



# Renew Your World At Hope Springs Eternal Second Chance Boutique



*While Supporting Hope House Ministries  
Founded by Father Francis Pizzarelli, SMM, LCSW-R,  
ACSW, DCSW, Executive Director-Founder/CEO*



High quality new and gently used goods including fine crystal and china, glassware, furniture, handbags, and name-brand clothing. Antiques, collectibles, and rare items of the highest quality will keep you coming back.

For information about donating and to view items for sale, visit our Facebook page or call 631-509-1101.



**Check FACEBOOK for 50% Sales**



**Hours of Operation:**

Tuesday through Saturday from 11 am to 5 pm

**19 Chereb Lane | Port Jefferson Station | 631.509.1101**

*All donations by appointment. Call first.*



HOMEWISE | Real Estate Tips and Advice

# The Pickleball Craze Comes Home



**In recent years, pickleball has emerged as a popular sport, attracting players of all ages.**

Some homeowners are taking their passion for the game to the next level by installing pickleball courts in their own backyard.

Pickleball, a paddle sport that combines elements of tennis, badminton and table tennis, has captured the hearts of many due to its simplicity, social nature and accessibility for players of varying skill levels and ages.

Mauricio Umansky, the CEO and founder of The Agency, a global real estate empire, said pickleball courts are a must have in residential developments because of the sport's popularity. NBC News reported that from 2019-2021, it was the country's fastest growing sport.

Meanwhile, Zillow reports that it is becoming a sought after amenity with pickleball mentions — including a home's proximity to public or private courts — in for sale listings up by 64% in 2023 compared to the year before.

"Pickleball courts have become a great selling feature because they appeal to athletes of all ages," said Joy Kim Metalios, a Zillow Premier Agent partner in Fairfield County,

Connecticut, to TheMReport. "I've seen homeowners converting their driveways into courts by using portable nets. Players with ultra luxury homes are painting new pickleball lines on their sport courts or tennis courts. Since pickleball is such a social sport, an at home court has become the latest entertaining feature, like an outdoor kitchen or a pizza oven."

There's even a Pickleball Realtor Network, according to TheRealDeal, which advises people on the best places to buy and rent based on the pickleball scene and their proximity to major pickleball tournament venues.

## THE EFFECT ON HOME VALUES

Investing in a home pickleball court may contribute to an increase in property values. The addition of such a feature can set a property apart from others. Homebuyers who are pickleball enthusiasts or those looking for distinctive amenities may find a home with its own court particularly attractive.

The rise of pickleball's popularity has created a niche market of players seeking homes with dedicated courts. Realtors and homeowners alike recognize the potential of attracting this specific demographic. A home with a pickleball court can be positioned as an ideal residence for those

who value an active lifestyle and community engagement.

While installing a home pickleball court involves an upfront investment, the potential return on investment can be substantial. In regions where pickleball is especially popular, prospective buyers may be willing to pay a premium for a property with its own court. This added value could more than offset the initial construction costs, making it a financially sound decision for home owners.

However, the sport is a noisy one and there are people who object to having courts nearby. Some real estate experts warn that having a court may actually have a negative effect on property values, though there is currently no evidence to this effect.

## COMMUNITY AND SOCIAL BENEFITS

Beyond financial considerations, a home pickleball court fosters a sense of community and social engagement. Homeowners can host friendly matches, tournaments and social events, creating an atmosphere that may appeal to potential buyers seeking not only a home but a lifestyle.

The court becomes a focal point for socializing and bonding, further enhancing the overall appeal of the property.

©194270

©2024 Greenshoot Media

*Women's History Month*  
A

# *Salute to Women*

Celebrating Women In Business

Published March 14th



For special advertising opportunities call now for details!

**631-751-7744**



**TIMES BEACON RECORD NEWS MEDIA**  
185 Route 25A • PO BOX 707 • Setauket, NY 11733  
631-751-7744 • tbrnewsmedia.com






# SUBSCRIBE TO TBR NEWS MEDIA - YOUR CONNECTION TO THE LOCAL COMMUNITY!

## STAY INFORMED, STAY CONNECTED!

### WHY CHOOSE TBR NEWS MEDIA?

- 
- 👉 **Hyper-local Coverage:** We bring you the news that directly impacts your daily life. From local government updates to school events, we've got you covered.
  - 👉 **In-depth Features:** Dive into compelling features that highlight the unique people, places, and businesses that make our community thrive.
  - 👉 **Exclusive Interviews:** Hear from community leaders, artists, and visionaries shaping the future of our area.
  - 👉 **Events Calendar:** Stay in the loop with our comprehensive calendar of local events, ensuring you never miss a moment of fun and engagement.
  - 👉 **Support Independent Journalism:** By subscribing, you're supporting unbiased reporting and storytelling that serves you, the community.
  - 👉 **Easy Digital Access:** Enjoy TBRNewsMedia.com on your preferred device, wherever you go. Stay updated 24/7 with our user-friendly digital platform.
  - 👉 **Save time, energy and gas** driving to the sold-out newsstand.
  - 👉 **Join us in celebrating the spirit of our local community.** Subscribe today and be a part of something bigger!

**To subscribe with a**

**ONE YEAR - \$59, 2 YEAR - \$99 OR 3 - YEAR \$119**  
**subscription to your local newspaper or learn more, visit our website at**  
**[www.tbrnewsmedia.com/subscribe](http://www.tbrnewsmedia.com/subscribe) or call us at 631-751-7744.**

**SUBSCRIBE TO TBR NEWS MEDIA  
AND KEEP THE COMMUNITY SPIRIT ALIVE!**



**EXCELLENCE. WE MAKE AN ISSUE  
OF IT EVERY WEEK.**



**ON THE MARKET**

**157 Cliff Road | Belle Terre | \$12,900,000**  
**Web# 3533093 | Agent: Julie Vitrano**

Welcome to this extraordinary 20,000 sq ft Contemporary villa nestled on 8.2 acres of wooded seclusion in the private incorporated village of Belle Terre, NY.

**ON THE MARKET**

**156 Montauk Highway | East Moriches | \$799,000**  
**Web# 3515672 | Agent: Lynn Anne Daly**

Get ready to move in to this well-appointed, custom-built colonial situated on a private road on a builder's acre. A short distance to Long Island's Hampton beaches, entertainment, dining & more.

**UNDER CONTRACT**

**3 Carnegie Drive | Smithtown | \$585,000**  
**Web# 3528440 | Agent: Alexia Poulos & Carol Acker**  
 Split level home with room for all! Envision your design ideas for this well-built expanded home in the desired college section of Smithtown.

**UNDER CONTRACT**

**24A Brooks Avenue | Nesconset | \$649,000**  
**Web# 3526769 | Agent: Nina Goldgaber**

Welcome to this well-appointed colonial home in a convenient desirable location you will appreciate by being located just minutes away from parks, shopping, Stony Brook Hospital & University, transportation, and more.

**JUST SOLD**

**257 Erik Drive | Setauket | \$525,000**  
**Web# 3502242 | Agent: Lisa Jaeger**

Right in the ideal location, this well-maintained spacious Fairfax model in the gated community at The Lakes, East Setauket is close to beaches, ferry, train, Stony Brook Hospital and University, Port Jefferson village, and much more.

**JUST SOLD**

**9 Fairway Drive | Belle Terre | \$975,000**  
**Web# 3490557 | Agent: Donna Wissman**

This expansive 6-bedroom, 6-full bathroom Colonial which is located in the prestigious Incorporated Village of Belle Terre set on 1.0 Acre of pure privacy & serenity is close to Port Jefferson Ferry, LIRR, good eats, and more.

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

**EAST SETAUKET OFFICE**

300 Main Street  
 631.751.6000  
[elliman.com/longisland](http://elliman.com/longisland)



110 WALT WHITMAN ROAD, HUNTINGTON STATION, NY 11746. 631.549.7401 © 2024 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.

*One home offering so many places  
to enjoy in the warm weather*



**Belle Terre | \$1,890,000 | #3534059**



**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



[elliman.com/longisland](http://elliman.com/longisland)