Celebrating Freedom and Home Sweet Home!

Find your freedom this 4th of July with the East Setauket Office. Whether you’re looking for a cozy starter home, a spacious family retreat, or a great place to downsize, our team is here to help.

Why Choose Us?

- Expertise in the local market
- Personalized service tailored to your needs
- Award-winning agents committed to exceeding your expectations

If you are a real estate professional looking to take your career to the next level, contact Katy Cardinale at 516.343.4063

East Setauket Sales Office
631.751.6000 | elliman.com

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Surrounded by natural beauty on 2.2 acres in the Incorporated Village of Old Field, this custom-built center hall colonial is ready for its new owners.

Welcome to your own private sanctuary, nestled on 1 acre of lush, tranquil grounds surrounded by mature specimen trees, rolling lawn & an abundance of perennial plantings.

Don’t miss out on this stunning, youthful post-modern home, situated just one house away from a private Belle Terre beach.

Situated in a serene community for those aged 55 and older, this lovely Dartmouth model stands as one of the larger models available.

Gorgeously renovated 3400-sqft farm ranch with an additional family room, new driveway, and new Vinyl fence.

A classic colonial home with custom touches and updates throughout. Just 20 minutes to the Hamptons!

Call Today: 631-751-6000

EAST SETAUKET OFFICE
300 Main Street
631.751.6000
delliman.com/longisland
St. James | $599,000 | #3556566
Charming ranch with 3 bedrooms, 2 baths, full basement and 1 car garage on .37 acre. New kitchen, main bath, gas heating, hot water heater, refinished hardwood floors and fresh paint throughout.
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
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You have a perfect picture of your dream home in your mind’s eye and it’s time to make that a reality. You just need the perfect spot. Hang on, we’re going shopping for land.

**FINDING THE RIGHT PLACE**
Real estate boils down to location, of course. Drive around areas you’re interested in and get a good idea of what’s available. Once you have it narrowed down to a neighborhood or town you’d like to live in, start looking at listings online. Not only is it fun, but it can allow you to pare down your list of must haves in a piece of property.

Once you have a good idea of what you’re looking for, contact a real estate professional. They know what land is coming available, who may be ripe to sell, and where hidden gems are in that area. Look for an agent that specializes in new construction or land sales; they’ll likely have the best network of the professionals you’ll need to get the process started.

Another alternative is to look for land with an existing home on it and tear that home down to build your dream home. Depending on what needs to be done to the existing home or the empty land you’re considering, the costs may be similar.

**THINGS TO CONSIDER**
Before falling in love with a chunk of land, consider these things about the lot you’re looking at:

- **Is it zoned for residential builds?** Does it have any legal protections in place or covenants that regulate its use? Will those restrictions apply to your family’s life — or future life?
- **What are the areas around it zoned for?** You don’t want to find the perfect lot for your dream home only to find it surrounded by land that can only be used for industrial purposes.
- **Is this plot the right size?** Will there be the option, either now or in the future, to buy surrounding land and add to your lot?
- **What are the utility services in the area?** Does it have access to water, electricity and sewage? If not, how much will it cost to extend these services to your land?
- **How will you access your home?** Will you need to build a road or just a driveway? Does it require an easement?
- **What potential environmental impact will clearing this land have?** Are there any conservation requirements that limit the possibilities for that land?
- **Have the soil and water table been checked to make sure it’s an appropriate place to build a residential structure?**
- **How much work will this land take to get ready to build?** Does it have any slope issues that need to be corrected? Forest that needs to be cleared? Flooding concerns?

**FINANCING A LAND PURCHASE**
Buying land is a little different than financing an existing home. More can go wrong on new construction, so lenders are often more wary and may have more strict requirements. You may want to research alternative financing, such as USDA loans, for your purchase.

Local banks and credit unions may be more likely to finance a land purchase in the area than national chains because they know the area better. Talk to your real estate professional about your options.
Happy Summer!

NISSEQUOGUE
601 Moriches Road
6 BD | 5 BA | 1 HB | 5,000 SF | $3,249,000

Stunning bespoke nestled in the heart of Nissequogue Village and newly constructed with the finest of custom millwork and materials. This exquisite colonial sits on 2.55 pristine acres and is a masterpiece of opulent design and luxury living.

HEAD OF THE HARBOR
16 Gate Road
4 BD | 4 BA | 1 HB | 8,000 SF | $2,599,000


Maria Orlandi
Licensed Associate RE Broker
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MariaOrlandiLuxuryLiving

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Maybe it’s a new addition to your family or your home is just busting at the seams, but something’s happened that’s got you thinking you need more space.

House shopping need not be your first step. If you have the room on your lot, consider adding some square footage to your home.

**PLANNING AND ZONING**

Your first stop when considering an addition should be with your city’s planning and zoning department. Ask for a copy of your most recent property plan and survey. If it’s been a while, it may be a good idea to have a new one done.

Check what the rules for expanding your living space are. Additionally, your homeowners or civic association may have rules governing what style your addition must be, where it can be placed and how well it blends with the existing home.

Look for things like easements, setback requirements, floor area ratios, height limitations and more. If you’re going to have to remove trees or other vegetation, look to see if you have requirements about when and how you can take down trees and shrubs in your area.

**TYING IT IN**

Be mindful of how your addition will tie into the home, including floor levels and the mechanical, electrical and other systems that are already in your home.

Consider how you’ll heat and cool the space and whether your existing HVAC is enough to handle the extra square footage or whether that will need an upgrade, too. If your addition includes a kitchen or bath, consider whether you have adequate water pressure to support the plumbing. You may need a subpanel for the additional electricity to power the addition.

If your addition is a new level to an existing home, have your contractor check whether the existing foundation can support the extra weight.

**WHERE WILL YOU GO?**

Building an addition is a big interruption to the life of your home. Consider how your family will endure such a disruption and whether it will even be possible to live in the house while the addition is being constructed.

Not only will crews be in and out, but you may have disruptions to your heating and cooling, plumbing and electrical systems during construction. There will definitely be noise and dust, and probably more than a few deliveries and other disruptions to your family life.

If you’re moving out for the duration, include the costs of rent and other related expenses into your budget.

**FIND A PRO**

Generally speaking, a home addition is a complex project that can have long lasting effects on the existing structure. In other words, it’s not a DIY job. Look for a professional contractor or a design/build team that has a good reputation in your area. Talk to several before choosing which one to make your dreams come true, and make sure you’re completely comfortable with the process every step of the way.
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Don’t Be Surprised at Closing

Familiarize yourself with the terms, conditions and requirements beforehand.

In some situations, surprises are welcome. But your closing isn’t movie theater or magic show — so you don’t want any.

Hiring a qualified real estate agent will go a long way toward helping you avoid unforeseen issues, since they’ll be more familiar how these transactions should typically work. They’ll also have gone over the document in detail beforehand, making sure you’re familiar with all of its ins and outs.

Here’s what to keep a close eye out for when getting prepared for the big day:

**TERMS AND CONDITIONS**
The excitement and joy of buying a new home can potentially blind us to the inherent financial risks involved with signing a mortgage. In a rush to secure the property, you might put yourself in a bind if you don’t pay close attention to what you’re signing. Read the fine print, since these contracts come packaged with a number of set rules that could result in home forfeiture if they are not followed. Loan officers can walk you through the whole thing, putting all of it in layman’s terms so the requirements make sense.

**CLOSING COSTS**
It’s going to be a big contract, with lots of pages and even more jargon. That’s where a loan officer come in, and they help you sort through everything from the length of escrow, to whether the seller is covering any portion of the costs to close, and which furnishings or fixtures may remain on the property. Be ready to pay closing costs, which are the processing fees charged by the lender and cover things like home appraisals and title searches. They typically amount to between 3% and 6% of your total loan. So, a $200,000 home will include somewhere between $6,000 and $12,000 in closing costs.

**WHO’S ON THE TITLE**
The property will be titled at purchase, and the name or names that appear on the document matter. Typically, spouses share in the purchase, but primary buyers may include family members, a significant other or even friends. Just remember that a property can not be resold until everyone on the title consents and signs off. Putting younger people on the title may also lead to additional costs, since they are at higher risk of car accidents or financial difficulties.

**REAL ESTATE 101**

**Agents, Realtors and Brokers**
There are important differences between a real estate agent, and Realtor and a real-estate broker. Anyone with a real estate license is an agent, while brokers have taken additional courses and passed a broker’s exam. Realtors are members of a national association which pledges to uphold a strict code of ethics in selling and buying homes.
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.

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Start your journey today!
Let Ken Kroncke open the doors. Your dream home is just a conversation away. Contact Ken at:
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Stony Brook  This expanded ranch is much more than meets the eye. Great room (addition) with vaulted ceiling, skylights and wood burning fireplace, formal living room w/fireplace, formal dining rm, 4th BR (addition) can be used as a home office or guest suite. Exterior/interior upgrades. Updated Baths. Wood floors, updated CAC, gas conversion. ML#3558440  $699,000

Port Jefferson  Fantastic opportunity to own a 2 bedroom, 2.5 Bth Condo in The Highlands. EIK, dining room area attached to living room. 1 car garage & basement area. Enjoy the Basketball court, Pool, Tennis Court Enjoy PJ Village amenities: Beaches, Restaurants, Ice Skating Rink & Marina to name a few. Convenient to train and Hospitals.  ML#3554163  $459,000

Stony Brook  Beautiful & Spacious Home Located In Historic Stony Brook Village. Living Room w/Fireplace. Spacious Dining Area. Updated Kitchen. Convenient 1st Floor Bedroom and Bathroom. Upstairs, A Full Bath and Two Large Bedrooms. The Backyard Is Fenced and Has a Patio and Custom Shed or Playhouse. ML# 3559340  $699,000

Stony Brook  Don’t miss this lovely Colonial in Smithtown School District. You’ll enjoy lots of natural light, hardwood floors, substantial bedrooms, a full basement, and lovely outdoor space. Located with proximity to wonderful parks, restaurants, and shopping. Stony Brook University, train, and Short Beach.  ML#3561156  $639,000

coachrealtors.com

Stony Brook Office  | 1099 North Country Road, Stony Brook, NY 11790 | 631.751.0303
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Miller Place  Colonial w/open floor plan, updated EIK. Hwd. and tile floors throughout. TimberTech waterfront balcony & a backyard patio with a private path to your private beach. Upstairs includes two bedrooms, a full bath & sitting & dining area ML#3552915  $1,499,000

Stony Brook  Center Hall Four Bedroom. Two and a Half Baths Custom Built Colonial. Family Rm w/ Fireplace, Updated EIK. Inground Gunite Pool and Spa. Fdr. Master Suitew/ Marble Bath. Hwd. Flrs. Whole House Generator. ML#3556252  $899,000

Miller Place  4-5 Bdrm. Colonial just shy of an acre. Hwd. Flrs. & custom moldings throughout. New kitchen featuring SS appl. Paver walkways, patio, and firepit. The part-finished basement offers additional space. In-ground sprinklers. ML#3561683  $875,000

Mount Sinai  Spectacular opportunity to own a property with magnificent views of Mt. Sinai Harbor. Build your dream home. moor your own boat right in the harbor and see it from your home.. This is one of the last harbor view lots left. ML#3526829  $650,000

Port Jefferson  Contemporary home with 4 bedrooms, lower level office featuring a half bath. Hardwood floors in main living areas. Master Bath w/ a large tub, double shower & a private balcony. Junior Master suite w/ full bath. 2-car garage. ML#3549010  $799,000

Rocky Point  Completely renovated 3-bdrm. 3-bath home. Luxurious Bathrooms featuring a jacuzzi soaking tub. Expansive sunroom. Hwd. Flrs. throughout the home. Wood-burning FPL. Multi-level patio, in-ground heated pool. ML#3553415  $639,000

Sound Beach  Colonial featuring ground-floor bedroom w/separate entrance. Offering four bedrooms, two full baths, and a full basement. Step outside to the cozy covered rocking chair porch, offering a serene retreat in the rear of the home. ML#3551388  $395,000

Rocky Pt. Colonial with 3 bdrms., 2 bths. New Heating System, New Roof, Fully Renovated, New Cabinets and Kitchen. Additional lot next to property. ML#3547422  $500,000

Mount Sinai  Stunning 4-bedroom, 3.5 bath home. Brand New Roof and Skylight, Siding and Gutters, Pool Liner and Decking. Hardwood floors throughout. Fully finished basement w/ outside entrance and full bath. 200-amp electric service. ML#3550888  $950,000

Port Jefferson Office  | 140 East Main Street, Port Jefferson, NY 11777  | 631.928.5484  | coachrealtors.com
Calverton Gated Adult Community of Foxwood Village, a Ritz-Craft Hampton Model. Well maintained Exp Ranch w/2000sf living space. Lovely front porch w/Trex decking. Oversized 1 Car Garg. Stone pavers on drive. Back has Lg Trex Deck w/retractable awning. ML#3551719 $449,900

Mt Sinai: Lovely home on a flag lot shielded from the road. Much natural light & updates include CAC compressor, new Roof & Garg Doors. Sliders to lg level yard Oversized Garage for future living space w/proper permits. Close to shopping, dining, Cedar Beach, SB Hosp and University. ML#3557321 $649,000

Patchogue Price Reduced: Exquisite 2458sf Colonial in Great location near Marina’s Ferries, LIRR, Parks & more. Huge .41 Fenced yard perfect for entertaining. Gas Heat, CAC, Gleaming HW Floors, Andersen’s. Wood burning Fpl. Full unfinished basement & more. ML#3558559 $740,000

Medford Just Listed Lg Beautiful Expanded Ranch w/New Roof, Skylights, electric and baths. CAC & 1 Car Attached Garage. Great location on .31 property in Patchogue Medford SD. Perfect for a large extended family. ML#3559831 $649,000

Pt Jefferson Station Charming Garden Apt in Sagamore Hills. Totally renovated Kitchen w/modern appliances & new flooring. Energy eff windows, new HW Heater and fence around patio. Close to ferries, beaches, shopping and dining. ML#35585462 $399,000

Baiting Hollow Charming, lovingly maintained Victorian on .54 landscaped property, located on the North Fork & wine country. Lovely yard, welcoming porch and relaxing hot tub. Classic elegance close to ferries, farm stands, scenic beaches and more. ML#3557066 $819,000

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