MILLER PLACE  Resort-Style Living in a Luxuriously Updated Home. Enjoy a gourmet eat-in kitchen equipped with chef-grade commercial quality appliances and extra-thick 2” quartz countertops on an oversized island. The gleaming hardwood floors throughout the home complement the open floor plan. 5 bedrooms and 3.5 baths, including a master bedroom en suite & four additional oversized bedrooms. Notable features include tray ceilings, high hats, large full bsmt. with three ground-level walkout French doors. Country club-style backyard featuring a saltwater in-ground pool with a new liner and filter. Smart home technology, w/ sprinklers & lights controlled via a phone app. Additionally, there is a 3-car garage.  ML#3566249.  Offered at $1,275,000

Port Jefferson Office  |  140 East Main Street, Port Jefferson, NY 11777  |  631.928.5484  |  coachrealtors.com
### Miller Place

**Victorian w/hwd. floors, Anderson windows.** Kitchen w/granite countertops/updated appliances. 4th bedroom currently off the master bdr. Updated hot water heater & burner. Full bsmt.w/outside entrance. Heated free-form pool. ML#3564615  $739,000

### 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#3555088  $925,000

### Miller Place

**Welcoming wrap-around porch w/Trex decking.** New large paver patio, outside bar, outdoor kitchen, and a saltwater in-ground pool. Junior Master Suite on the first level. Eat-in kitchen, den w/gas fireplace. Fin. Bsmt. w/outside entrance. ML#3567152  $950,000

### Miller Place

**Colonial boasting 4 bdrms.** 2 1/2 baths. New Stainless Appl. FLR & FDR w/gas fireplace. Legal garage conversion to living space has the CO. Full basement w/outside entrance. Gas heat and cooking, central air. .86 fenced yard. ML#3563953  $700,000

### Sound Beach

**Ranch w/ Updated kitchen, Newer appliances, Newer roof, Newer burner and hot water heater, Backyard w/inground Pool and 2 car detached garage in back of home (Needs TLC).** Join the Scotts Beach community! Short walk to beach! ML#3563973  $519,000

### Mt 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#3555088  $925,000

### Miller Place

**4-5 Bdrm. Colonial just shy of an acre.** Hwd. Flrs. & custom moldings throughout. New kitchen featuring SS appl. Paver walkways, a patio, and a firepit. The part-finished basement offers additional space. In-ground sprinklers. ML#3961683  $875,000
Rocky Point: Renovated Ranch nestled on a shy half acre includes vacant adjacent lot, board of health approved, in a quiet neighborhood with private beach rights in North Shore Beach Association. There’s a sunroom bathed in natural light. Full part finished basement. ML#3532324. Offered at $529,900

Ronkonkoma: Fabulous Condo in quiet section of Nob Hill South. Totally renovated, Kitchen, Bath, AC Units, flooring and more. Large Windows and beautiful lighting fixtures. All Lg Rooms, Pet Friendly. Amenities: Community Clubhouse, IGP, Tennis and more. ML#3565515. Offered at $339,900

Coram: Meticulously maintained upper Lamont model. Updated EIK w/Cherry Cabs and Granite. S/S appliances, wine cooler, dishwasher and flooring. New stackable Washer/Dryer. Lovely unit w/Balcony. Amenities include a Clubhouse, Community IGP, Tennis and more. ML#3565379 Offered at $349,900

Ridge: Welcome to Leisure Knoll a vibrant 55+ active community. Beautiful Condo w/many updates. New appliances, Hi Hats, new flooring throughout, new roof HWH & washer dryer. Amenities Include: Community Clubhouse, IGP, Tennis and more. ML#3565252. Offered at $479,900

Calverton: Lovingly maintained home in the Gated 55+ Community of Foxwood Village. This Ritz Craft Hampton Model is the largest model with 2000sf living space. Large covered front porch w/Trex Decking, and deck with retractable sun shield in back. Lg part finished basement. ML#3551719. Offered at $449,900

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When it comes to selling your home, hosting an open house can be a game-changer. This event allows potential buyers to explore your property and envision themselves living there. Here are some key strategies to ensure your open house is a success.

FIRST IMPRESSIONS MATTER
The moment potential buyers pull up to your house, they begin forming opinions. Enhance your curb appeal by tidying up the front yard, mowing the lawn, and planting colorful flowers. A fresh coat of paint on the front door and clean windows can also make a big difference.

DECLUTTER AND DEPERSONALIZE
Buyers need to picture themselves in your space, so remove personal items like family photos and memorabilia. Declutter each room to create a sense of spaciousness. Consider renting a storage unit for excess furniture and belongings to keep the house looking neat and inviting.

HIGHLIGHT KEY FEATURES
Showcase the best aspects of your home by ensuring they stand out. If you have a beautiful fireplace, arrange the furniture to make it a focal point. Open curtains and blinds to let in natural light, making rooms feel bright and airy. Highlight any recent renovations or unique features with tasteful staging.

CLEANLINESS IS CRUCIAL
A spotless home conveys that it has been well-maintained. Clean every nook and cranny, including areas that might not be immediately visible, like baseboards and behind appliances. Pay special attention to kitchens and bathrooms, as these are often deal-breakers for buyers.

PROVIDE REFRESHMENTS AND INFORMATION
Offering light refreshments can create a welcoming atmosphere for visitors. Additionally, prepare informative brochures with details about the property, neighborhood, and local amenities. Having a sign-in sheet can help you follow up with interested home buyers later.
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Welcome to this lovely 3-bedroom, 2.5-bathroom home. The refreshed deer-resistant landscaping and the well-designed paver walkways lead to a charming, covered porch, showing quality craftsmanship and respect for tradition.

Enjoy this light, bright and beautifully updated throughout Cape-style home. Located 1 block from park, sports courts, athletic fields and exercise trail. Nothing to do but move in!

Situated in a serene community for those aged 55 and older, this Dartmouth model stands as one of the larger models available. Residents can benefit from amenities like the clubhouse, pool access, gym facilities, landscaping services, and snow removal.

This exquisite, expanded Cape boasts a stunning, diamond+++ appearance and is fully renovated to perfection. Experience the perfect blend of comfort and style in this impeccable home.

Welcome to this charming colonial home, boasting timeless elegance and spacious living areas, and offering opportunities for outdoor enjoyment and relaxation.
Belle Terre | $1,700,000 | # 3534059

Water view gem in the Village of Belle Terre. Tucked down in a quiet cul-de-sac, this 4000+ sqft., 3 level home offers westerly facing water views, an open great room with stone wall fireplace, updated kitchen, 6 bedrooms, 3.5 bath and a grand loft. Inground pool, extensive patio and stone work and hot tub—all with views of the sunset over Port Jefferson Harbor.
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When considering purchasing a home, buyers often face the decision of buying a move-in ready property or a fixer upper. A fixer upper, a home that requires significant repairs and renovations, can be a smart investment if approached strategically.

FINANCIAL CONSIDERATIONS
The primary appeal of a fixer upper is the lower purchase price. These properties often sell for significantly less than renovated homes in the same area. This lower price can translate to substantial savings, leaving room in the budget for custom renovations. Additionally, buyers might benefit from less competition in the market, as many prospective homeowners prefer move-in ready options.

LOCATION, LOCATION, LOCATION
One crucial factor to consider is the location. A fixer upper in a desirable neighborhood can yield a high return on investment once renovated. It is essential to research the area, considering factors such as school districts, proximity to amenities, and future development plans. Even a house needing extensive work can be a wise purchase if it’s in a location where property values are rising.

BUDGETING FOR RENOVATIONS
Before purchasing a fixer upper, it’s vital to have a clear understanding of the renovation costs. Conduct a thorough inspection to identify the necessary repairs and get estimates from contractors. Having a realistic renovation budget can prevent unexpected expenses and help determine if the investment is feasible. Remember to factor in both the cost of materials and labor.

DIY VS. PROFESSIONAL HELP
Deciding whether to do the renovations yourself or hire professionals is another important consideration. While DIY projects can save money, they require time, skills, and tools. For major renovations, such as electrical work or plumbing, hiring licensed professionals ensures the work meets safety codes and standards. A balanced approach, where you tackle minor projects and leave complex tasks to experts, can be effective.

FINANCING OPTIONS
Several financing options are available for purchasing and renovating fixer uppers. A common choice is a renovation mortgage, which includes the cost of the home and the renovation expenses in a single loan. Programs like the FHA 203(k) and Fannie Mae’s HomeStyle Renovation loan can make financing more accessible and manageable.

LONG-TERM BENEFITS
Investing in a fixer upper can offer long-term benefits beyond immediate financial gains. Renovating a home allows for personalization, ensuring the finished property meets your tastes and needs. Moreover, a well-renovated home can appreciate significantly, offering substantial equity over time.
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**NISSEQUOGUE**

**9 Pine Point**

4 BD | 5 BA | 1 HB | 4,000 SF | $3,199,000

One of the most magnificent properties in the Village of Nissequogue. Custom built to the highest standards. Sits on just under 4 acres and water frontage on the Nissequogue River. Just minutes to beaches, vineyards, towns, shops and restaurants.

**HEAD OF THE HARBOR**

**20 Carman Lane**

5 BD | 5 BA | 1 HB | 8,000 SF | $2,799,000

Located in the Village of Head of the Harbor, this Hampton style colonial with an open floor plan is impeccably maintained and is nestled on 2.85 acres of secluded and serene property. Close to beaches, vineyards, parks, restaurants and shops.
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Upgrading your home with eco-friendly features can attract environmentally conscious buyers and increase your property’s value. Here’s how to make sustainable improvements that pay off when it’s time to sell.

**ENERGY-EFFICIENT WINDOWS**
Replacing old windows with energy-efficient ones can reduce energy costs and improve your home’s comfort. Look for windows with low-E glass, double or triple panes, and insulating frames. These features not only lower utility bills but also add value by enhancing your home’s energy performance, which is a key selling point.

**SOLAR PANELS**
Solar panels are one of the most impactful green upgrades. They reduce reliance on grid electricity and can significantly lower energy bills. While the initial investment is substantial, many buyers are willing to pay a premium for homes with solar power. Plus, there are various incentives and rebates available that can offset the cost.

**SMART THERMOSTATS**
Installing a smart thermostat is a simple yet effective upgrade. These devices learn your schedule and adjust the temperature to save energy while maintaining comfort. They can be controlled remotely via smartphones, which appeals to tech-savvy buyers looking for convenience and efficiency.

**WATER-SAVING FIXTURES**
Upgrading to water-saving fixtures like low-flow toilets, faucets and showerheads can decrease water consumption and lower utility bills. These fixtures are inexpensive and easy to install, making them a quick win for boosting your home’s green appeal.

**INSULATION AND SEALING**
Proper insulation and sealing of your home can prevent energy loss, keeping your home warm in the winter and cool in the summer. Focus on areas like the attic, walls and floors.
Sealing gaps around doors and windows with weatherstripping and caulk can also improve your home’s energy efficiency.

**ECO-FRIENDLY LANDSCAPING**
Sustainable landscaping can enhance your home’s curb appeal and environmental impact. Use native plants that require less water and maintenance. Consider installing a rainwater harvesting system to irrigate your garden.
Composting organic waste to enrich your soil is another green practice that can attract eco-conscious buyers.

**ENERGY-EFFICIENT APPLIANCES**
Replacing old appliances with Energy Star-rated ones can lower energy consumption and utility bills. Modern appliances use less water and electricity while providing superior performance. Energy-efficient refrigerators, dishwashers and washing machines are attractive features for potential buyers.
By implementing these eco-friendly upgrades, you can enhance your home’s appeal to buyers while contributing to a more sustainable future.
Investing in green features not only benefits the environment but also potentially increases your property’s market value, ensuring a profitable sale.
Ken Kroncke, Licensed RE Salesperson

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Manorville, Greenwood Village
55+ Community, $124,900

Light and bright 2 bedroom, 1 1/2 bath in the 55+ community of Greenwood Village! Hardwood floors in the large eat in family gathering kitchen! Nice size bathroom with washer and dryer. Crown moulding throughout. HOA covers land lease, water, sewer, garbage collection, snow removal, lawn maintenance. Community pool & tennis. 1 car attached garage.

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**Jamesport** Craftsman-style gem situated on 1.5 acres. 4 Br, 2 Ba. Interior wood finishes, Andersen windows, skylights. The outdoor living/entertaining area includes a composite wood deck, overlooking gardens and a peaceful waterfall. Too much to list. ML#3565005 $849,000

**Center Moriches** Located in the extremely desirable Wilcox Farms development. 1.04 acres. Gunite pool and direct Creek access. Home has an excellent layout with generously proportioned living space. 4/5 BRs, 2.5 Baths and a 2 Car garage. ML#3567566 $775,000

**East Setauket** Spacious 4br, 3.5 bath Colonial in prime location within desirable Nassakeag Ridge. Family room with vaulted ceilings, skylights and fireplace with beautiful stone surround, new boiler, upgraded electric, IGS, electric car charging port in garage and much more! ML#3567333 $775,000

**Lake Grove** 2 Br, 2 Ba at Encore at Lake Grove. Main level features bedroom and full bath. Ofc space. Primary suite w/WIC. CAC. Gas heat. In unit washer and dryer. Clubhouse amenities, Indoor/outdoor pools. Conveniently located to shopping, dining, Smith Haven Mall. ML#3566925 $710,000

**Port Jefferson** Fantastic opportunity to own an 2 bedroom, 2.5 bathroom CONDO in The Highlands. EIK, plus separate dining room area attached to living room. Large sliding doors lead to a private patio for entertainment. Also included, 1 car garage and basement area. ML#3559498 $459,000

**Commack** Lovely 4 bed, 1.5 bath colonial with new kitchen, and a beautiful deck. The spacious great room with vaulted ceilings, skylights, and a wood-burning fireplace. Formal living room and formal dining room. Versatile 4th bedroom. Hardwood floors, and LEDd lighting. TREST rear deck. ML#3564291 $740,000

**Miller Place** Renovated & upgraded 4 BR, 3 BAs, Bill Hine colonial. Custom designed kit. Primary BR features marble bath. & Fully renovated Baths. First floor full bath. Heated pool w/new liner. Shaded mahogany deck w/pergola. Newly installed paver patio. ML#3564390 $969,000