

North Shore HOMES

5/1 - 5/14 • 2025

Serving Long Island's Prestigious North Shore



Belle Terre | \$1,300,000 | #3559884

See page 2 for details



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Belle Terre | \$1,300,000 | #3559884

This stunning, youthful Post Modern home is situated just one house away from a private Belle Terre beach. Tucked into a hill, it boasts a low-maintenance property with extreme privacy. This well-kept 3000 sqft., four-bedroom home features flowing hardwood floors, high ceilings, clean-lined moldings, a spacious first-floor office, full basement and winter water views. Taxes under \$23,000



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NEW LISTING



41 Millford Lane | Centereach | \$599,990
Web# 844659

Agents: Rosanne D'Agostino

Enjoy summer days in the backyard with an above-ground pool in this charming 2-story home, featuring 3 bedrooms and 2 bathrooms.

NEW LISTING



95 Leeward Lane | Port Jefferson
\$560,000 | Web# 848741

Agent: Lisa Jaeger

Much desired move-in ready condo in The Highlands. Enjoy the community life with community fitness center, pool, tennis courts, plus all incorporated Village of Port Jefferson amenities.

NEW LISTING



39 Glenrich Drive | Saint James
\$1,100,000 | Web# 847981

Agent: Devang Patel

A beautifully updated home nestled in a serene and private setting in Saint James. This spacious 4-bed, 2.5-bath home offers the perfect blend of comfort, style, and versatility.

NEW LISTING



22 Druid Hill Road | Port Jefferson
\$1,200,000 | Web# 844002

Agent: Donna Wissman

Located on 1.21 acres, this dream home has been loved and maintained for over 60 years. Enjoy all Belle Terre Village amenities with easy access to LIRR, Port Jefferson ferry, shopping, and restaurants!

NEW LISTING - RENTAL



117 N Summit Avenue | Patchogue
\$3,000 | Web# 848809

Agent: Lisa Jaeger, Kathleen DeVine

Well-maintained 3-bed, 1-bath ranch in the heart of Patchogue. Minutes to restaurants, shopping and transportation.

NEW LISTING - RENTAL



101 Sylvan Avenue Unit #23 | Miller Place
\$2,000 | Web# 811722

Agent: Rita Miszuk, Barbara Santoli

Freshly painted unit on the 2nd floor. Enjoy private access to a rear deck from the living room.

Call Today: 631-751-6000

EAST SETAUKET OFFICE

300 Main Street

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HOMEWISE | Real Estate Tips and Advice

What Is Title Insurance?

Protecting Your Property from Hidden Claims and Errors



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When buying a home, most people focus on inspections and financing, but there's another critical step that protects your investment: title insurance.

It may not be the most talked about part of closing, but it plays a major role in ensuring clear ownership and peace of mind.

WHAT TITLE INSURANCE COVERS

Title insurance shields homeowners and lenders from problems with the property's title that could affect ownership.

These problems may include outstanding liens, unpaid taxes, boundary disputes or undisclosed heirs. In some cases, clerical errors in public records or fraudulent claims can surface years after purchase.

If a past issue comes up after the

sale — say, someone claims partial ownership or a contractor claims unpaid work — the title insurance policy helps cover legal fees or losses related to resolving the dispute.

There are two types of title insurance. The lender's policy is usually required by your mortgage company and protects their interest in the property.

The owner's policy is optional but strongly recommended. It protects you, the homeowner, from financial loss tied to title issues.

WHY IT'S A SMART INVESTMENT

Unlike other types of insurance, title insurance is a one time cost, paid at closing. Once purchased, it covers you for as long as you own the home. That small upfront expense can save you thousands in the event of a future legal challenge.

Without title insurance, you could

be responsible for debts or claims from previous owners—even if you bought the home in good faith.

For example, if a contractor files a lien for unpaid work done before your purchase, or if an error in the chain of title leads to a lawsuit, you could end up paying out of pocket.

Before issuing a policy, the title company conducts a thorough title search, reviewing public records to uncover potential problems.

While most issues are resolved during this process, some may go undetected. Title insurance ensures you're protected if something slips through the cracks.

Title insurance offers security and peace of mind.

It's a quiet but crucial part of the closing process that ensures your right to own your home is legally protected, today and in the future.

COMPASS



NISSEQUOGUE

4 Pheasant Run

4 BD | 5 BA | 5,900 SF | \$5,375,000

Timeless sophistication meets the natural beauty of The Long Island Sound. Classic architecture design is complemented by modern luxury. Light-filled open layout, custom millwork, in-ground pool. Experience the best in waterfront living.



NISSEQUOGUE

613 Moriches Road

5 BD | 4 BA | 3,900 SF | \$1,600,000

Nestled on three acres of lush landscape with a patio, this home offers unparalleled privacy. Amenities include a primary suite with luxurious bath & a walk-in-closet. Just minutes from the quaint town of Saint James, shops, beaches and marinas.



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Top 10 things you can do to get ready to sell your house:

- 1. Declutter and Depersonalize:** Get rid of any unnecessary items and personal items to make your home look more spacious and inviting.
- 2. Deep Clean:** Make sure your home is clean and tidy, paying attention to details like carpets, windows, and appliances.
- 3. Repairs and Maintenance:** Fix any minor repairs and maintenance issues like leaky faucets, broken light switches, etc.
- 4. Upgrade and Enhance:** Consider small upgrades like fresh paint, new fixtures, and landscaping to enhance your home's appeal.
- 5. Stage Your Home:** Arrange your furniture and decor in a way that highlights your home's best features.
- 6. Price Your Home Right:** Work with a real estate agent to determine the right price for your home based on market conditions and comparable properties.
- 7. Market Your Home Effectively:** Use professional photographs, virtual tours, and online listings to market your home to potential buyers.
- 8. Be Flexible with Showings:** Make your home available for showings at convenient times for potential buyers.
- 9. Be Prepared for Negotiations:** Understand your home's value and be prepared to negotiate with buyers to reach a fair agreement.
- 10. Work with a Professional:** Work with a real estate agent who has experience selling homes in your area and can guide you through the process.



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EXCELLENCE. WE MAKE AN ISSUE
OF IT EVERY WEEK.



The spring market has already sprung! Call Ken to help you navigate your next steps in the challenging Long Island market, and join the growing list below for 2025.



CLOSED
Northport - Buyer



CLOSED
Port Jefferson - Seller



CLOSED
Coram - Buyer



CLOSED
Riverhead - Seller & Buyer



CLOSED
West Babylon - Seller



CLOSED
Port Jefferson - Buyer



CLOSED
Lindenhurst - Buyer



CLOSED
Middle Island - Buyer



CLOSED
Coram - Seller



CLOSED
Ronkonkoma - Seller



CLOSED
Mount Sinai - Buyer



UNDER CONTRACT
Mount Sinai - Seller



UNDER CONTRACT
Miller Place - Seller

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HOMEWISE | Real Estate Tips and Advice

Final Walk-Through

Why This Last Step Matters Before Closing on Your Home



©ADOBE STOCK

A final walk-through may feel like a formality, but it plays a vital role in protecting buyers before they close on a home.

It's not a time to renegotiate, but rather to verify that the property is in the agreed upon condition and ready for move-in.

WHAT TO LOOK FOR

During the walk-through, buyers should confirm that the home is clean, empty and in the same condition as when they last saw it. All agreed upon repairs should be completed, and any personal property included in the contract, such as appliances or fixtures, should still be in place.

Test light switches, faucets, toilets, locks and major appliances. Look

for signs of damage from the sellers moving out, such as dents in the walls or scratched floors.

Check that the HVAC, plumbing and electrical systems are functioning properly. If a repair was promised, ask for receipts or documentation to confirm the work was done by a licensed professional.

Buyers should also check the exterior of the property. Walk around the yard, test gates and garage doors and make sure nothing has been removed that was supposed to stay, such as landscaping elements or outdoor fixtures.

WHY IT MATTERS

The walk-through gives buyers a final chance to hold the seller

accountable before funds are transferred and documents are signed. If something is wrong or missing, it can be addressed with the help of your agent before closing. In rare cases, buyers may delay or cancel closing if significant issues arise.

Once the sale is complete, the responsibility for the property, including any problems, belongs to the buyer.

That's why it's so important to use the walk-through as a careful review rather than a quick visit.

The final walk-through is one of the last safeguards in a home purchase.

Taking the time to complete it thoroughly can help prevent stress and surprises down the line.

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HOMEWISE | Real Estate Tips and Advice

Closing Process Explained

What Buyers and Sellers Should Expect at the Finish Line



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Closing is the final step in a real estate transaction, the moment when ownership officially transfers from seller to buyer.

While exciting, it also involves a series of critical steps, documents and deadlines that both parties should understand.

BEFORE THE CLOSING TABLE

Once an offer is accepted, the property enters escrow. During this period, several key tasks are completed, including the home inspection, appraisal and title search. If the buyer is financing the purchase, their lender will work behind the scenes to finalize the mortgage. At the same time, the buyer may be required to purchase homeowners insurance and submit final financial documentation.

Buyers and sellers will also receive a closing date, usually scheduled

a few weeks out, to allow time for all these tasks to be completed. A day or two before closing, the buyer typically conducts a final walkthrough to ensure the property is in the agreed condition.

Both parties will receive closing disclosures—detailed summaries of all the costs and credits involved in the sale. These documents should be reviewed carefully and any questions addressed before the meeting.

WHAT TO EXPECT ON CLOSING DAY

Closing typically takes place at a title company, escrow office or attorney's office, depending on state requirements. The buyer, seller, their agents and sometimes attorneys may be present. In some cases, closings can also happen virtually or by signing remotely.

Buyers will sign a stack of documents, including the mortgage

note, loan agreement and property deed. Sellers will sign paperwork to transfer ownership and confirm payoff of any existing mortgage.

After all documents are signed and verified, funds are transferred. The buyer pays the down payment and closing costs, while the lender wires the loan amount. The title company disburses payments to the seller, real estate agents and other service providers.

Once everything is complete, the deed is recorded with the county, and the buyer officially becomes the new homeowner.

While the process may seem overwhelming, your real estate agent and lender will guide you through each step. Understanding what to expect at closing can ease anxiety and ensure a smooth finish to the transaction.

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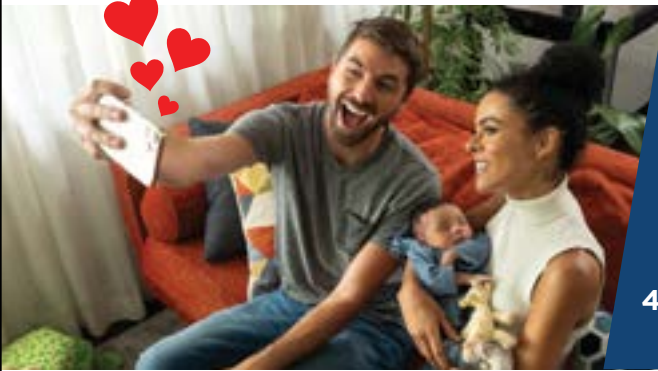
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Port Jefferson 6 BRs, 6 Full BAs And 3 Half BAs. Green Efficient Mansion Situated In A 1.6 Acre Secluded Belle Terre Area. 9,000 Sq. Ft indoor space. 40'x20' Indoor Solar Heated Gunite Swimming Pool. 2,700 Sq. ft. Pool House w/Wood Burner Stove, Changing Room, Full BA and Entertaining Area. ML#844645 **\$2,750,000**



South Setauket Magnificent Three Village Colonial home with In-Law suite. Features a new KIT with sleek finishes. Private in-law suite perfect for extended family or guests. This home boasts large BRs with ample closet space, a 2.5 car garage, two attics, and plenty of storage space. ML#829822 **\$839,999**



Stony Brook This home features 4 BRs plus a 20x20 addition w/full BA and separate entrance, sunroom off the dining area. Engineered wood flooring in the LR, hallway & BRs, hi-hat lighting, 200amp electric service, 3 new mini-split ductless cooling units, reverse soft water conversion. ML#848032 **\$759,000**




Stony Brook Fully Renovated Hi Ranch in the heart of Three Village. Move in ready home just steps from the university. Updates include Brand New: Flooring, KIT, 4 Large BRs, 2.5 Renovated Bas. Vinyl Siding, Propane Heating system, Lighting, Windows. ML#846747 **\$699,000**



St. James 3-bedroom Village Charmer is back on the market and better than ever with a host of just completed capital improvements! This sun filled ranch is in the heart of St. James; where you will enjoy great shops, dining and recreational activities. Taxes are super affordable at \$5,045! ML#827216 **\$569,000**



Pt. Jefferson Sta. Welcome to Fox Meadow Condominium Complex! This mostly updated 2-story condo offers 3 bedrooms, 2.5 baths, and many amenities. The first floor has an open concept LR, DR. Spacious KIT w/ SS appliances. Location of this unit backs up to lawn, park, and pool! ML#829585 **\$515,000**

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Port Jefferson This renovated home boasts a gourmet eat-in kitchen, new hardwood floors w/ radiant heat, natural light from windows and skylights. Lower level, with full windows, opens to a beautifully landscaped yard with heated in-ground pool.. ML#839369 **\$1,199,000**



Setauket Rare opportunity to own 170 ft of waterfront on Conscience Bay. 3-4 Bdrms. . 3.5 bths, IGP,CAC,CVAC. 1 fpl. 2 car garage. IGS, solar panels. Propane generator. Wood flrs., skylites. Full walk out bsmt. Panoramic views. Decking. Private beach assoc. ML#823349 **\$1,399,000**



Shoreham Waterfront living. Kitchen: Hand-crafted cabinetry and granite countertops. Mstr. Suite: wet bar, sliders to a deck, master bath, and washer & dryer . Fin, Bsmt w/ 8' ceilings, a large family room & addit. Bdrm/bth. Converted Garage. ML#824822 **\$799,000**



Shoreham Custom Clarendon-built Farm Ranch on 1.15 acres of private, serene land, offering exclusive private beach rights. 4 bdrms and 2.5 baths (primary bedroom on the first floor) FLR/DR, den with a fireplace. Bsmt. with 8-foot ceilings and 4-plus-car garage. ML#830118 **\$795,000**



Holbrook Renovated 4-bdrm, 2-bath High Ranch. New Roof, siding & windows, Burner and Cac, New Kitchen and baths. EIK. Hwd flrs. lower level w/ den, custom bar area. Bdrm/office. full bath, sliding glass doors that open to yard. 1 car garage. ML#844019 **\$779,000**



Mt Sinai Expanded Cape w/4 spacious bdrms..2 full baths. Back sun porch. Yard with a large fenced-in side yard, ideal for a pool or play area. Roof replaced in 2018, siding updated in 2012, and a new oil tank installed in 2022. Basement and attic. ML#827276 **\$619,000**



Port Jefferson Sta. Hardwood floors throughout, Andersen double-hung windows. Dining/Family room with a gas stove. Both full bathrooms have been renovated. full bsmt. provides ample space for a workshop and storage. ML#839330 **\$599,000**



Shoreham 3-bedroom Ranch. EIK, LR boasts cathedral ceilings & a custom-built bookcase. Hardwood floors. Two newly renovated bathrooms, a new roof and CAC. 20x40 in-ground saltwater pool, 1-car garage, and basement. Private deeded beach rights. ML#840342 **\$575,000**





BUY & BORROW BUNDLE

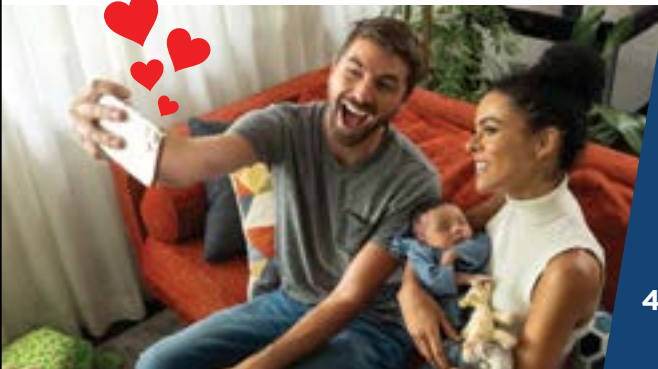
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Port Jefferson Sta. Fantastic investment or starter home in a quiet neighborhood conveniently located near LIRR, SB Hospital, University, ferries and more. Updates include: Roof, furnace, elec. Part finished basement and 14' x 12' back deck. Currently tenant occupied and sold as is. ML#841451 **\$480,000**



Bayshore Beautifully updated Cape. Hardwood floors in living area. EIK w/ Granite and S/S, sliders to back deck overlooking a shy 1/2 acre. Lg Primary suite boasts vaulted ceilings. Large Wlk in closet, updated FBth. This property is near shopping, dining, schools, parks and more. ML#835781 **\$579,900**



Mount Sinai The Ranches, Updated Amagansett Model w/a full Basement. Gourmet EIK w/ Granite counters. Formal DR & LR w/Fpl, and double sliding doors to private patio. Primary bedroom is on the 1st level w/ 2 wlk in closets and FBth. 2 Car Garag. ML#846630 **\$769,990**




Nesconset Beautiful Storybook Colonial on a shy half acre in Smithtown SD. The home has been freshly painted and has HW Floors throughout. Eat in Kitchen with center Island. LR w/Wood burning Fpl, Trex Deck overlooking back yard. Part Basement, 2 Car Garage. ML#848839 **\$775,000**



Bethpage Charming Cape nestled on a quiet street. Spacious updated EIK w/recessed lighting & S/S appliances. Efficient 2 zone Gas heating sys. Updated Windows, 150 Amp, and full basement. Fully fenced yard is perfect for entertaining on your patio. ML#847397 **\$729,999**



Mt Sinai Custom built Contemporary nestled in South Harbor Woods in Mt. Sinai Blue Ribbon SD. Formal LR & Den w/ double sided FPL. Gourmet EIK w/granite counters. Three season room overlooks landscaped yard w/Heatedsaltwater pool, Deck & Gazebo. Full finished basement, 2 Car Garg. ML#830640 **\$1,260,000**

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