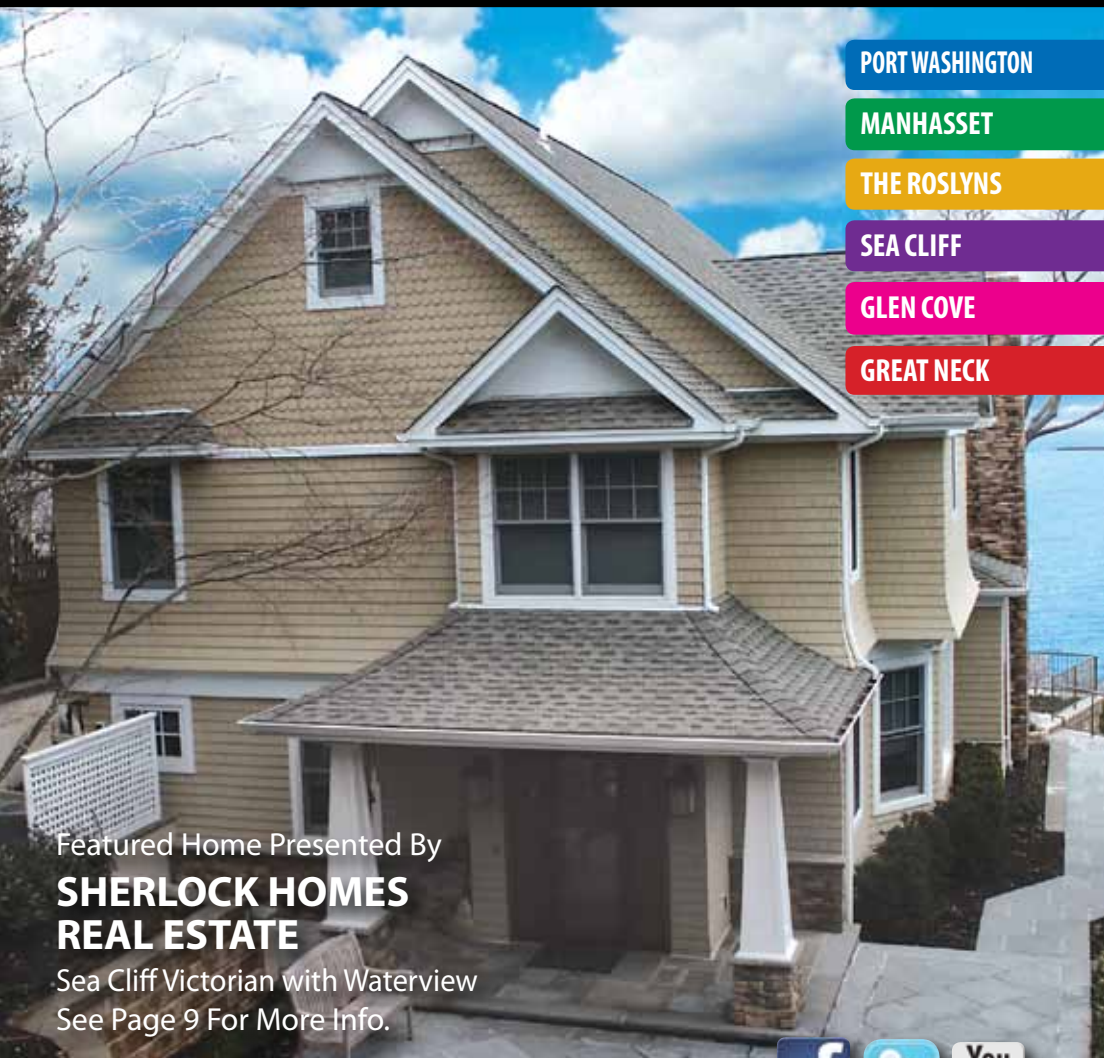


# eRealtyGuide

Website & Magazine



PORT WASHINGTON

MANHASSET

THE ROSLYNS

SEA CLIFF

GLEN COVE

GREAT NECK

Featured Home Presented By

**SHERLOCK HOMES  
REAL ESTATE**

Sea Cliff Victorian with Waterview  
See Page 9 For More Info.

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# WELCOME

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# Port Washington

Port Washington is a bustling and diverse suburb of New York City located on the North Shore of Long Island. An active waterfront community, the area is surrounded on three sides by the Long Island Sound, Manhasset Bay and Hempstead Harbor. Located within the Town of North Hempstead, Nassau County, the area is just about 5 square miles and includes unincorporated areas and several Incorporated Villages: Sands Point, Baxter Estates, Flower Hill, Port Washington North and Manorhaven. The Port Washington train station is the last stop on a train line that runs directly into NYC in 35 minutes.



**Port Washington** **\$2,749,000**  
Meticulously restored 100 yr old Colonial Manor House on 2.7 pristine acres. Formerly owned by Guggenheims & Harrimans. 6 bdrs, 5.5 bths, 2 kits, 3 fplcs, heated IG pool, w/hot tub, Gazebo, Vineyard & sep guest wing. Access to priv. beach.  
**Port Washington Properties, Inc.** (516) 767-6655



**Port Washington/Sands Point** **\$1,899,000**  
2 Acres includes a private tennis court, in-ground pool, and winter waterviews. Beautifully upgraded California Mission-Style home includes 5 bdrs, 2.5 baths, huge fam rm, LR w/fp, DR, new Kitchen & MBR suite w/private balcony.  
**Harding Real Estate** (516) 944-3870



**Port Washington** **\$1,799,000**  
PERFECTION! This 5 br, 3 fth home is tucked away on a private 1/3 acre. LR/fpl, DR, top of the line country EIK opening to Great Room w/fpl. Incredible details, no amenity overlooked! 2 car gar, CAC, sprinkler, more. Walk to town and RR.  
**Accents on Real Estate** (516) 944-7171 • (516) 627-9360



**Port Washington/Sands Point** **\$2,899,000**  
Grand & elegant totally rebuilt 5 br, 4.5 bth 5000 sq. ft colonial on 2+ acres. LR w/23 ft. ceiling, FDR w/French Door to deck. Custom gourmet kit opens to Family Room w/fpl. Full basement, attached 2 car garage. Many custom features incl. dramatic staircase!  
**Accents on Real Estate** (516) 944-7171 • (516) 627-9360



**Port Washington/Sands Point** **\$2,499,000**  
Contemporary built w/ finest materials on 1.7 acre property w/ stunning ig pool and priv tennis court. Chefs kitchen with prof grade appliances. 2 story LR/DR w/ walls of glass overlooking grounds. Master Bdrm Suite w/fp & balcony.  
**Harding Real Estate** (516) 944-3870



**Port Washington/Sands Point** **\$1,895,000**  
Deceptively spacious 5 bedroom, 3.5 bath Harbor Acres home set upon lush, nearly 2 acre grounds w/renovated ig pool. Large LR w/brick fp, FDR, sunroom, den w/fp, and huge fin bsmt. FOR SALE AT \$1,895,000 OR RENT \$5,450.  
**Harding Real Estate** (516) 944-3870



**Port Washington** **\$1,499,000**  
"HARBOR ACRES" Wonderful family community with its own Tennis, Mooring & Beach Rts. 4 Br Expanded Ranch, 3 New Bths, Newer spacious EIK, CAC, HW Fls. Just shy 2 Acres of lush property.  
**Point To Port Realty Ltd.** (516) 944-6800





2376448

**Port Washington** **\$1,275,000**  
**MONFORT HILLS** – Spacious 4 br, 3.5 bath home on lovely property. Double height foyer w/skylight, LR/fpl, DR, huge country EIK opens to Family Room. Huge Mstr Bedroom with luxury bath. Full fin bsmt. Short walk to town and RR.  
**Accents on Real Estate** (516) 944-7171 • (516) 627-9360



2262498

**Port Washington** **\$989,000**  
**"Baxter Estates"** A unique opportunity to restore & own one of Ports Period Colonials. Country setting & Pond views. Guest Qtrs, Great Rm w/Vaulted ceilings, End Porch, 3C Garage, Beach & Mooring Rts. Great Potential!  
**Point To Port Realty Ltd.** (516) 944-6800



2347397

**Port Washington** **\$875,000**  
**Updated Colonial in Baxter Estates** on dead end w/water views of Manhasset Bay. 4 Brs, 2.5 Bths, FDR, LR w/fplc. Sun Room, New Kit w/Marble Counters and Stainless Appliances. Hdwd Flrs, CAC, full Bsmt w/ outside entrance. IGS, Burglar Alarm, Deck  
**Port Washington Properties, Inc.** (516) 767-6655



2322286

**Port Washington** **\$799,000**  
**Warmth & charm** abound in this gorgeous, Arts and Crafts Colonial but equally impressive are the renovations that blend in perfectly. New kit, updated bths, & MBR suite. Prime Beacon Hill location, short distance from town, schools, & RR.  
**Harding Real Estate** (516) 944-3870



2339068

**Port Washington** **\$849,000**  
**Impeccably maintained**, 3 bdrm, 2.5 bath, Split Level w/huge, level backyard. Large rooms throughout. LR & DR w/hw floors, country EIK w/lots of space, and Fam Rm w/fp, wet bar and sliders to back. MBR Suite w/large w/closet & bath.  
**Harding Real Estate** (516) 944-3870



2284132

**Port Washington** **\$799,000**  
**Spacious 4/5 bedroom 3 full bath front porch colonial** in President's section. Living Room, Formal Dining Room w/fpl, kitchen w/breakfast room, Family Room with sliders to deck. Full basement. New roof. More!  
**Accents on Real Estate** (516) 944-7171 • (516) 627-9360



2369217

**Port Washington** **\$790,000**  
**Classic & impeccably maintained Colonial** in New Salem. Renovated EIK, spacious LR w/fp, FDR w/french doors to patio, & sunny Den. Large MBR w/great closets. New windows, new heating sys, 2 zn CAC & 1 car att gar. pvt backyard w/patio.  
**Harding Real Estate** (516) 944-3870



2370775

**Port Washington** **\$755,000**  
**Renovated & maintained home** on quiet street. Lovely LR w/fp, DR, updated kit w/vaulted ceiling & skylight, Fam Rm, and Sunroom w/sliders to large patio. MBR Suite w/ adjacent wood-paneled study/office & bth w/vaulted ceiling & skylight.  
**Harding Real Estate** (516) 944-3870



2316463

### Port Washington

**\$699,000**

MINT! 2-Family Duplex. Fully rented. Each side 2 Brs, 2.5 Bths. HW Fls, Vaulted Ceilings, LR w/Fp, Basement w/Laundry & Separate Utilities. Pvt Tenant Pkg & Decks..

**Point To Port Realty Ltd.**

**(516) 944-6800**



2319632

### Port Washington

**\$699,000**

Year Round Waterviews from every room! All NEW thruout. 2 Brs, 2.5 Bths, LR w/Fp, FDR & EIK. HW Fls, Basement & Garage. Beach & Mooring Rts w/Assoc Fee. Deep property.

**Point To Port Realty Ltd.**

**(516) 944-6800**



2366846

### Port Washington

**\$679,000**

BRICK GEM – Totally renovated and expanded 3 bedroom 2 new bath colonial with easy walk to town and RR convenience. LR/fpl, DR, office/den, new granite kitchen and spacious Family Room. Full lower level. Detached garage. MINT!

**Accents on Real Estate**

**(516) 944-7171 • (516) 627-9360**



2376191

### Port Washington

**\$629,000**

Expanded Village Colonial in one of Port's most popular and convenient neighborhoods. Features renovated EIK w/vaulted ceiling, 3 brs, 2 fthbs, fam rm, and lg fin bsmt. Fenced in rear yard with patio and deck. Walk to RR, town & schools.

**Harding Real Estate**

**(516) 944-3870**



2224290

### Port Washington

**\$579,000**

Mint 2 Family Home Updated. 1st flr apt has EIK, 2 Brs, Fbth, Sliders to Deck & Pool. CAC & Wood Flrs. Close to AII. Lower Level Above Ground Apt has LR, EIK, 1 Br, Laundry & Handicap bth & entrance. 2 car det garage w/separate heat & AC. IGSS.

**Port Washington Properties, Inc.**

**(516) 767-6655**



### Port Washington

**\$549,000**

Move Right In! Lovely Front Porch Colonial. All NEW CAC, Electrical, Windows, Roof/Gutters & Leaders. 3 Brs, 1 Bth, Lr w/Fp, FDR, EIK, HW Fls, Full Bsmt & Garage. Lrg yard all New Fence. All Just a short walk to LIRR.

**Point To Port Realty Ltd.**

**(516) 944-6800**



2337251

### Port Washington

**\$539,000**

Great Investment Opportunity! 2 Family. Each Apt. 3 Brs, 1.5 Bths & HW Fls. Separate Utilities & Laundry. Fully Rented. Full Basement & Pvt Tenant Pkg.

**Point To Port Realty Ltd.**

**(516) 944-6800**



2372896

### Port Washington

**\$529,000**

CLOSE TO TOWN AND TRAIN – Charming front porch colonial. LR, Formal Dining Room, large EIK w/door to deck and beautiful landscaped private property. 3 Bedrooms, 2 full baths. Finished basement. CAC. More!

**Accents on Real Estate**

**(516) 944-7171 • (516) 627-9360**





**Port Washington \$529,000**

Updated Village Colonial. Spacious EIK. French Doors open to Sun Drenched Den w/Floor to Ceiling Windows & Full Fin Basement. Park-like property. Low Taxes & a short stroll to LIRR & Town.

**Point To Port Realty Ltd. (516) 944-6800**



**Port Washington \$479,000**

STEPS FROM WATER – This lovely updated home features LR, Dining Area, kitchen, Master Bedroom, den/bedroom and bath on first floor. Second floor has two bedrooms and bath. Full finished basement. Deck. Gas heat.

**Accents on Real Estate (516) 944-7171 • (516) 627-9360**



**Port Washington \$469,000**

"Toms Point Coop" WATERVIEW 2nd Fl End Unit w/Terrace. 2 Brs, 2 New Marble Bths, Hw Fls. Wonderful Waterfront Community. Pool overlooks Bay. Low Maint includes Taxes, Pool, Grounds & Heat. Great location.

**Point To Port Realty Ltd. (516) 944-6800**



**Port Washington \$280,000**

Come see this Beautiful 2 Bedroom Co-Op in Move-In Condition. Located on Second Floor. Just Painted! Hardwood Floors throughout, New Bathroom & Updated Kitchen. A Must See, Priced to Sell!

**Port Washington Properties, Inc. (516) 767-6655**



**Port Washington \$499,000**

Beautifully Renovated Colonial in desirable Orchard Beach with Beach & Mooring Rts. 3 Brs, New EIK, 2 Full Bths, Full Basement and lovely private yard w/ New Fence. Perfect Mother/Daughter.

**Point To Port Realty Ltd. (516) 944-6800**



**Port Washington \$479,000**

Affordable Colonial Home in true move-in condition. Includes 4 bedrooms, 2 baths, all new carpeting, updated kitchen, new roof, full basement and 1 car attached garage.

**Harding Real Estate (516) 944-3870**



**Port Washington \$395,000**

Fabulous Top Floor, Golden Age Condo across from Water. Offers 2 bedrooms, 2 baths, Living Room/Dining Room, Kitchen and a large enclosed balcony. Cathedral ceilings in LR and guest bdrm.

**Harding Real Estate (516) 944-3870**



**Port Washington \$215,000**

Second Floor 1 Bedroom Co-Op with Views of the Courtyard. Bright & Sunny. Close to LIRR and Main Street. Priced for Quick Sale!

**Port Washington Properties, Inc. (516) 767-6655**



2342806

### Port Washington

**\$215,000**

"Toms Point Coop" Waterfront Community. All NEW First Fl Unit w/Terrace. 1 Br, Hw Fls. Waterside Pool. Low Maint include Taxes, Pool, Grounds & Heat. New Entry & Foyer areas. Laundry & Storage.

**Point To Port Realty Ltd.**

**(516) 944-6800**



2357545

### Manhasset

**\$2,998,000**

This impeccable home in the heart of Stone Hill showcases an unparalleled attention to detail throughout. Features include 5 bedrooms, gourmet eat-in-kitchen, inviting living room, master suite with balcony, and a fabulous lower level.

**Laffey Fine Homes/Maria Babaev**

**(516) 287-7716**



2283331

### Manhasset

**\$2,900,000**

Plandome new const. 5500 sqft CH Colonial on shy 1/2 acre. 2 story foyer, lrg gourmet EIK w/custom cabinets, designer bths, front & back staircase, near train. Tennis, beach & mooring rights w/ membership fees. Customize now !!!

**Lynx Realty/Sam Simani**

**(516) 356.2211**



2361132

### Manhasset

**\$1,850,000**

Expanded Colonial in the Heart of Plandome on 1/4+ acre. LR w/fplc, FDR, Modern EIK, Family Room. MBR w/bath & dressing rm, deck. 4 more brs & 3.5 more baths. Full newly fin bsmt. Det 2 car gar. New roof. Beach, mooring & tennis rights.

**Accents on Real Estate**

**(516) 944.7171 • (516) 627.9360**

## Manhasset

The picture perfect community known as Manhasset is just a 27 minute direct train to Manhattan. A hamlet rich in American history, the residents reflect the true feeling of community. Approximately 8.5 square miles, the area consists of 6 Incorporated Villages and an unincorporated area. The various schools rank among the best in the nation. It's location is on the North Shore of Long Island and is bordered on one side by Manhasset Bay and the other by Hempstead Harbor. World Class shopping, parks, dining, schools and so much more!



2295125

### Manhasset

**\$2,950,000**

'Gated Brick Castle' rebuilt in 2008. Never lived in. 6300 sqft on 1.5 acres. Two mstr brs, guest quarters. 6 Designer bths. Huge den, large balconies overlook gorgeous swimming pool. Tennis court. Best commute to NYC.Mins to lirr.

**Lynx Realty/NancySereh**

**(516) 633-2728 • (516) 484-9696**



2377824

### Manhasset

**\$2,399,000**

One of a kind. Located on one of the most sought after streets in Flower Hill, colonial manor home on nearly 2. Choice of Manhasset or PW schools. Exposed beam cathedral ceilings, arched entrances, hdwd floors and custom built ins.

**Laffey Fine Homes/Maria Babaev**

**(516) 287-7716**



2353805

### Manhasset

**\$1,599,000**

Magnificent 5 BR 3.5 bth spacious Contemporary Colonial in Hamlet Estates on large prop. Manhasset schools, Homeowners Assoc. \$370/mo. ind 24-hrs security, pool & tennis. Circular drive, o'size fam rm, sunroom, new roof, new CAC.

**Accents on Real Estate**

**(516) 944.7171 • (516) 627.9360**





### Manhasset **\$1,395,000**

Beautiful Brick Colonial On Lovely Street. Huge Rooms! 4 Bedrooms, 4 Full Baths, LR w/FPL, FDR, EIK, Sun Room, Full Bsmt, Fin Attic. Fabulous Opportunity To Be In Strathmore Village. Shown With 2 Days Notice And Weekends.

**Prudential Douglas Elliman Real Estate (516) 466-2100**



### Manhasset **\$899,000**

NORTH STRATHMORE – Charming Colonial on pretty walk to town and RR street. living room with fireplace, Formal dining room, renovated kitchen. Three bedrooms, 1.5 baths. Lower level playroom.

**Accents on Real Estate (516) 944.7171 • (516) 627.9360**



### Manhasset **\$899,000**

Greenbriar Corner Unit. Entry Foyer, Den, Powder Rm, Granite Kit w/Bleached Maple Cabinets & Bkfst Rm LR, DR w/ Sliding Glass Doors Lead to Patio & Garden. 2nd Floor w/ Huge Mstr Suite w/Jacuzzi. 2 More Brs & Full Bath. Fin Bsmt. 2 Car Gar. Pool & Tennis.

**Prudential Douglas Elliman Real Estate (516) 466-2100**



### Roslyn **\$2,499,000**

Exquisite Custom Built All Brick 5 Bedroom Colonial Sitting On Over One Acre. Private Property In Village of North Hills, Roslyn PD. End of a Cul-De-Sac. Open Floor Plan w/ 2 Story Grand Entry, 2 Story Eat In Kitchen.

**Lynx Realty/Minoo Pajounia (516) 503.3744**



### Roslyn **\$1,200,000**

Spacious Young Colonial On Pvt 1/3 Acre In Roslyn SD. 2 Story Entry Foyer, LR, Large Entertain Rm, Huge Kit to Den Over Park Like Backyard. 2nd Floor Mstr Suite + 5 Brs and 4.5 Bths. Near Shopping, Transportation. East Hills Park & Pool.

**Prudential Douglas Elliman Real Estate (516) 466-2100**



### Roslyn **\$1,050,000**

Brand New Construction in East Hills. Offering 2700 square feet. Gourmet Kitchen, Custom Cabinets, Designer Bathrooms, Fireplace, Roslyn schools, East Hills Park and Pool.

**Lynx Realty/Sam Simani (516) 356.2211**



### Roslyn **\$1,050,000**

Brand New Construction in East Hills. Offering 2700 square feet. Gourmet Kitchen, Custom Cabinets, Designer Bathrooms, Fireplace, Roslyn schools, East Hills Park and Pool.

**Lynx Realty/Sam Simani (516) 356.2211**





**Roslyn** **\$850,000**  
The Most Spacious, Young Contemporary Colonial Home In The Area. Younger, This Bright & Cheerful Home Offering All Large Rooms With Open Floor Plan, Great Family Home In Excellent Location, Roslyn Schools Walk To All.  
**Lynx Realty** (516) 484-9696



**Roslyn Heights** **\$750,000**  
Spacious 5 Bedroom, 2.5 Bath Split With Sunken Livingroom W/ Fireplace & High Ceilings, Main Floor Den, Formal Dining, Eik With Access To Huge Backyard And Deck, Lower Levels Have A Guest Room And .5 Bath, Finished Basement And 2 Car Garage.  
**Prudential Douglas Elliman Real Estate** (516) 466-2100



**Roslyn/North Hills** **\$735,000**  
Spacious & Renovated 3 Bedroom, 2.5 Bath Townhouse Condo In The Gates At North Hills. Large Deck Overlooking Beautiful Property. Full Finished Basement. Great Neck Schools.  
**Prudential Douglas Elliman Real Estate** (516) 466-2100



**Roslyn/North Hills** **\$699,000**  
3Br, 2.5 Bth Townhouse Condo In The Village Of North Hills. 2 Story Entry Open Floor Plan, Lr W/ Fire Pl, And Large Eat-In-Kitchen. Master Suite w/ Dressing Area, Two Huge Closets And A Large Bath. Fin Bsmt. Central Vacuum & Air. 2 Car Att Garage.  
**Prudential Douglas Elliman Real Estate** (516) 466-2100



**Roslyn** **\$518,000**  
Charming House On Oversized Property With Unlimited Potential Great Location. Walk to Train, Shopping, Roslyn Schools, Great Value.  
**Lynx Realty/Sam Simani** 516.356.2211



**Sea Cliff** **\$2,899,000**  
Gracious 4 BR, 4.5 Bath Victorian rebuilt in 2010. Open plan, granite counters, stained glass window, stone fireplace, floor to ceiling Hurd windows, lush landscaping, CAC, Central Vac, IGS, custom lighting, water views to CT shoreline.  
**Sherlock Homes** (516) 671-1717

## Sea Cliff

Sea Cliff is a hidden onclave sitting on a bluff overlooking Hempstead Harbor. Sea Cliff is a special place within a square mile of North Shore Long Island and is a just slightly out of the way harborside location. Sea Cliff is close to the city with a 55 minute commute via the Sea Cliff Train station. The village has a friendly feeling and there are hardly any stoplights. The residential streets are lined with Victorian and Gothic homes and offer pedestrian-friendly streets. There are a number of small restaurants and cafes reminiscent of the West Village.



**Sea Cliff** **\$1,699,000**  
Beautiful brick water view apartment building in heart of historic Sea Cliff. 7 updated apartments, 5 w/ terraces overlooking the harbor, new gas heating, new carpeting, appliances, freshly painted. Great rent roll.  
**Sherlock Homes** (516) 671-1717



### Sea Cliff \$1,299,000

Brand New Classic... Totally redone 4 BR, 3.5 Bath Gem is thoughtfully planned to provide the ultimate lifestyle. LR w/fplc, FDR, EIK, Mstr Suite w/ Spa Bath, FR, Playroom, Office, oversized lot.

**Sherlock Homes** (516) 671-1717



### Sea Cliff \$1,199,000

Set on oversized, secluded park-like grounds, totally renovated 4 BR, 3 Bth Colonial on one of the village's most prestigious lanes. EF, LR w/fplc, FR, FDR, Solarium, EIK, 2 Mstr Suites, covered Porch, multi-level decks & patios.

**Sherlock Homes** (516) 671-1717



### Sea Cliff \$989,000

6 BR, 3 Bath 1888 Victorian complete w/ high ceilings, original moldings and hardwood floors. Located on oversized lot with lush gardens and IGP, EF, FDR, EIK, Front and Rear Parlors, Master Suite w/Sitting Rm, water views.

**Sherlock Homes** (516) 671-1717



### Sea Cliff \$799,000

The Price is Right... Beautifully appointed 4-5 BR home. Loads of room to roam starting with the large LR, FDR, FR, EIK, 3 Full Baths, huge Master Suite w/Sitting Rm & balcony, Finished Basement, country club back yard w/IGP.

**Sherlock Homes** (516) 671-1717



### Sea Cliff \$610,000

This 4 BR home features an EIK w/granite counter tops, 8 skylights, in the HUGE Mstr Suite which also includes a Jacuzzi Tub and separate shower! Hardwood floors gleam, and a fireplace warms the LR, private Master Suite.

**Sherlock Homes** (516) 671-1717



### Sea Cliff \$599,000

Stately Masonry Historic Office Building with high ceilings in downtown Sea Cliff. Original village hall & jailhouse. Endless possibilities! Possible mixed use conversion available... perfect for restaurant, art studio, etc.

**Sherlock Homes** (516) 671-1717

## Glen Cove

Glen Cove was part of the early 20th century Gold Coast of the North Shore. Glen Cove is one of the only two cities in Nassau County and offers nice real estate diversity. Glen Cove has a range of housing choices including single family homes, two-family homes, co-ops, high-end condos and apartment rentals. Glen Cove offers several beaches and golf courses and there is an abundance of restaurants and shops.



### Glen Cove \$3,900,000

New Construction! Extraordinary Architectural Design. Still Time To Customize. Water Views From Almost Every Corner. 8200 Sq Ft of Ultra Luxurious and Modern Amenities. Each Bedroom w/ Balcony.

**Lynx Realty/Nancy Sereh** 516.633.2728 • 516.484.9696



2340162

### Glen Cove

**\$890,000**

Elegant 5 bedroom, 3.5 bath rambling ranch. Living room, Fireplace, Formal Dining Room, Cook's Eat In Kitchen, Den. Top Location!

**Glen Key Realty Ltd.**

**(516) 676-9080**



2354463

### Glen Cove

**\$639,000**

5 BR, 3 Bth Hi-Ranch, on a deep lot in prestigious section of Glen Cove. Can also be used for spacious Prof. office Suite on lower level. A large wood deck across the entire back of the house, where you can see the newly landscaped yard.

**Sherlock Homes**

**(516) 671-1717**



2374632

### Glen Cove

**\$569,000**

Roxbury Ranch! 3 bedrooms, 2 baths, living room with fireplace, gourmet eat-in kitchen.

**Glen Key Realty Ltd.**

**(516) 676-9080**



Where your home is...

**www.eRealtyGuide.com**



2341703

### Glen Cove

**\$799,000**

Living Large... Huge 5 BR, 4.5 Bath Colonial set on quiet cul-de-sac featuring a deep lot, EF, LR w/fplc, FDR, Den, new EIK, Media Rm, 2 Mstr Suites w/Baths, hw floors, gunite IGP, CAC, Owner Motivated!

**Sherlock Homes**

**(516) 671-1717**



2350901

### Glen Cove

**\$619,000**

One story home! Long and lean 3 bedroom with great open space, living room, dining room, great room, eat-in kitchen, finished basement, attached garage. Completely renovated to perfection!

**Glen Key Realty Ltd.**

**(516) 676-9080**



2363690

### Glen Cove

**\$549,000**

Timeless Tudor! Stunning 4 bedrooms, 2 1/2 baths, living room with fireplace, formal dining room, eat-in kitchen, lots of updates, elegant and charming.

**Glen Key Realty Ltd.**

**(516) 676-9080**



2373651

### Glen Cove

**\$485,000**

Motivated Seller! Secluded botanical setting bordering Sea Cliff. Stone walks to Nantucket-style 3 BR, 1.5 Bth Colonial. Totally renovated. EF, EIK, FDR, Office/Den, LR, oversized landscaped lot, mature gardens w/ huge deck, steps to beach.

**Sherlock Homes**

**(516) 671-1717**





**Glen Cove** **\$410,000**  
Huge 5 bedroom, 2 bath Colonial. Updated baths, huge cooks eat-in kitchen, gleaming hardwood floors, garage with loft!

**Glen Key Realty Ltd.** (516) 676-9080



**Glen Cove** **\$399,000**  
Country Fresh Kitchen! Renovated Colonial, living room with fireplace, formal dining room, updated eat-in kitchen, 3 bedrooms, 2 new baths.

**Glen Key Realty Ltd.** (516) 676-9080



**Glen Cove** **\$375,000**  
Roomy Ranch! Charming 3 bdrm, living room with fireplace, dining room, kitchen, bath, full basement & private yard.

**Glen Key Realty Ltd.** (516) 676-9080

## Great Neck

The term Great Neck is commonly applied to a peninsula on the North Shore of L.I., which includes the Villages of Great Neck, Great Neck Estates, Great Neck Plaza, and others, as well as an area south of the peninsula near Lake Success and the border of Queens. It's a 25-minute commute from Manhattan's Penn Station on the Port Washington Branch of the Long Island Rail Road via the Great Neck station, which is one of the most frequently served in the entire system. Great Neck is home to one of the top school districts in Nassau County.



**Glen Cove** **\$405,000**  
By the Fire's Glow... Relax in the living room with roaring fire, formal dining room, new eat-in kitchen, 3 bedrooms, 2 new baths.

**Glen Key Realty Ltd.** (516) 676-9080



**Glen Cove** **\$399,000**  
Charming 3 bedroom ranch, living room, dining room, new kitchen, master bedroom, 2 full baths, cul de sac location!

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**Glen Cove** **\$169,000**  
No Fuss! Live the easy life in this chic co-op! Large 1 bedroom, kitchen, dining area, living room. Laundry & gym on site.

**Glen Key Realty Ltd.** (516) 676-9080



**Great Neck** **\$1,250,000**  
Great Neck Estate Colonial. Great Location, Great Property. 4 Bedrooms On Second Floor, Laundry Off Kitchen, Convenient To All.

**Prudential Douglas Elliman Real Estate** (516) 466-2100



**Great Neck** **\$935,000**  
3800 sq ft ranch on 1/2 acre of park like property in the prestigious Village of Kensington. 4 BR, 3 baths, EIK, LR/DR, family room with fireplace. NEEDS WORK.

**Prudential Douglas Elliman Real Estate** (516) 466-2100



**Great Neck** **\$486,999**  
Bright And Updated Colonial On O'Sized 50X184 Lot. Potential For Expansion. Investor's Dream. 2 Bdrm, 2.5 Baths, Eik W/ Sep Dining Area. Full Fin bsmt w/ sep Ent. Sep Gar And Shred Room. Great Investment And/Or Starter Home.

**Prudential Douglas Elliman Real Estate** (516) 466-2100



**Old Westbury** **\$1,590,000**  
Impressive All Brick Center Hall Ranch With Amazing Open Floor Plan. All Bright & Large Rooms w/ Wood Floors and Soaring Ceilings. At End Of A Private Rd. Huge Master Suite With WhirlPool and Sauna.

**Lynx Realty/ Minoo Pajounia** **516.503.3744**



**Cold Spring Harbor** **\$899,000**  
Best Buy In Cold Spring Harbor! SD#2. Very charming Ranch w/unique tasteful touches. Sits on 2 acres w/lg fish pond in a pvt gated setting. Separate cottage on prop (almost 1800 sqft). Shown only to customers who made offer. Drastic Price Reduction.

**Lynx Realty/Minoo Pajounia** **516.503.3744**



**Great Neck/Kings Point** **\$888,000**  
5 Br, 2 Bath Expanded Ranch On Cul-De-Sac In Village Of Kings Point. 'L' Shaped LR/DR w/Fp/c, Den, & Eik. Full Bsmt, Brick Patio, & 2 Car Garage. Freshly Painted w/ Refinished Wood Flrs Throughout. With Some TLC, This Can Be Your Dream Home!!

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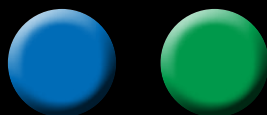
**Dix Hills** **\$2,500,000**  
Meticulously maintained Farm Ranch on 2.47 pristine acres. IG Heated Pool, Gazebo w/ Hot Tub & Waterfall. Park-like landscaping. Artesian well & public water, Bocce Court & Fire Pit. This is Horse Property with existing barn. Gated & fenced.

**Port Washington Properties, Inc.** (516) 767-6655



**New Hyde Park** **\$610,000**  
Charming Ranch in Great Neck School District. 3 bedrooms with 1.5 Baths. Living Room with Fireplace, EIK, Formal Dining Room, CAC, Full basement. Nice Yard.

**Port Washington Properties, Inc.** (516) 767-6655



# EXPERT

## PORT WASHINGTON

### Port Washington's Waterfront Community

Port Washington is a bustling and diverse suburb of New York City. Our active waterfront community is located on a peninsula on the beautiful North Shore of L.I. Two beautiful harbors, four yacht clubs, town dock, many marinas, launching ramps and moorings. Port Washington is surrounded on 3 sides by the Long Island Sound, Manhasset Bay, and Hempstead Harbor.

Port Washington includes the communities of Baxter Estates, Manorhaven, Port Washington North, Sands Point, Beacon Hill, Beacon Hill Colony, Manhasset Isle, New Salem, and northern Flower Hill. The area offers a Top-rated school district. There is a strong sense of community and numerous exciting community events.

The town has a lovely main street with a variety of stores and an impressive public library. The area also offers a variety of popular dining options. The train station is the last stop that runs directly into New York City

with a short 33 minute commute via the LIRR. There is also easy access to major airports, Nassau Coliseum (Islanders), Citi Field (Mets), Yankee Stadium.

Over 30 years ago, we built Harding Real Estate upon the strong foundation of superior customer service, experience and knowledge in the field, and strong community ties. We are proud of the reputation we've earned over the years and look forward to working with our clients for years to come.

Looking for a home should be an enjoyable and exciting experience for you and your family. Our salespeople are professionals who also live in the area and can answer any questions you might have.

**Harding Real Estate • 516.944.3870**  
404 Main Street, Port Washington, NY 11050



## MANHASSET

### Heart Of The North Shore

Accents on Real Estate has offices in Manhasset and Port Washington. Our Manhasset office is located in the heart of Manhasset on Plandome Road just steps from a delightful park with gazebo. The main shopping area features many restaurants, shops and an Art Deco movie theater built in 1935. Served by the Long Island Rail Road, it is a short 27 minute direct commute to New York City.

Manhasset has a variety of homes including Colonials, stately Tudors, Capes and waterfront properties with prices ranging from the \$700's to the multi-millions. There is a tremendous sense of community spirit and a great feeling of family in Manhasset. Tucked away on the fabled North Shore of Long Island, just some of the amenities include wonderful parks, golf and tennis, boating, dining option from classic diners to 5 Star restaurants. The Americana

Shopping Center offers world class shopping. The Manhasset School District is highly rated.

We are definitely seeing a recovery in the market in Manhasset and numerous houses have gone into contract. If you are looking to sell or purchase a home in Manhasset, call the experts. Our agents live in the community and know the market inside and out!

#### Accents on Real Estate Inc.

124 Plandome Rd., Manhasset, NY  
**516-627-9360**

917 Port Blvd. Port Washington  
**516-944-7171**



**Accents on Real Estate**





## THE ROSLYNS

### Now is a Great Time for Buyers and Sellers

Minoo Pajounia and Lynx Realty have been located in Roslyn since 1984. "I work, live and play in Roslyn and I absolutely love the area". The area generally referred to as Roslyn is actually a collection of distinctive Villages on Long Island's Gold Coast including East Hills, Flower Hill, Roslyn Estates, Roslyn Harbor, Roslyn Heights and Roslyn Village, and offers 4 school districts; Roslyn, Herricks, Wheatley and Mineola. The area offers great homes and amenities such as golf courses, great shopping, elegant dining, beaches, a movie theatre, train station and much more.

Buyers can find colonials, split levels, ranches and new construction. Prices in the areas start as low as 150,00 for a co-op to a recent sale of 2.7 million. There are affordable rentals as well as luxury home rentals. The area also has assisted living and 55 Plus communities.

The historic district, anchored by a restored clock

tower, comprises 18th and 19th century houses, boutiques, and restaurants along Main Street, Northern Blvd and East Broadway. The area has experienced a resurgence of new businesses and fine restaurants. "I never feel like I have to dine in Manhattan" says Minoo. But Roslyn is still a short drive or train ride to NYC. Roslyn is very convenient for commuters.

We feel that the prices in the area have bottomed out. There are many serious buyers shopping for homes in the area and most of our listings are under contract or have offers. Minoo's commitment and dedication to her work keeps her finger on the pulse of the Roslyn Real Estate Market.

**Lynx Realty** 41 Main St., Roslyn • 516.503.3744



**Minoo Pajounia**  
**Lynx Realty**

## GREAT NECK

### The Right Price is the "KEY" to a Successful Sale

Pricing a house is an art & a science. Achieving the optimal price is the result of objective research of comparable properties and the current market conditions.

#### The Right Asking Price Will:

- Attract buyers & not help to sell other lower priced homes in the area
- Help sell the property for the most money possible
- Help to sell before the property becomes "stale"

#### Price is the #1 factor most buyers use to determine which homes they will view.

Remember, although the price is ultimately "set" by the seller, the value (sale price) of the house is determined by buyers. Overpricing is a common mistake that can cost you in the end. With a combination of real-world experience

and advanced training, a Prudential Douglas Elliman Real Estate professional has the tools necessary to compare the fair-market value of your house based on this current market and your personal considerations. Work with an experienced professional to price your house accurately the 1st time.

**Patricia Erker, CRS, GRI, CBR & Elinore West, RSSP**  
Fine Homes Specialists - Lic. Broker Associates  
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**Prudential Douglas Elliman Real Estate**  
11 Bond Street - Great Neck, NY 11021  
**516-498-2139 cell 516-946-3122**



**Patricia Erker**  
**& Elinore West**



# EXPERT ADVICE



## SEA CLIFF

### A Special Place with Stable Prices

Terry Sciubba of Sherlock Homes Realty has an office in Sea Cliff and another office in Glen Cove.

Terry has often been quoted in NY Times and Newsday for opinions on the market conditions in Sea Cliff and surrounding areas.

Sea Cliff is a special place within a square mile of North Shore L.I. and a just slightly out of the way harbor side location. Sea Cliff is close to the city with only a 55 minute commute via the Sea Cliff Train station. The village has a friendly close-together feeling and there are hardly any stoplights.

The residential streets are lined with Victorian and Gothic homes and offer pedestrian-friendly narrow streets. We have a number of small restaurants and cafes reminiscent of the west Village.

"It is the kind of place where all the shopkeepers know your name, and your children's names," said Terry. "It's almost like Mayberry. If your child rides a bike

through a stop sign, five parents will call you at home."

The district's solid academic record is an attraction for new residents.

Many of the homes here are over 100 years old, but we also offer some new construction. The area offers Colonials, Victorians, Capes, and even some ranches.

The area has a wide variety from beach Cottages to luxury waterfront homes and prices range from \$300k to \$3 million. Ms. Sciubba said, "house prices have stabilized in the last 6 months. Our prices have not dipped like the rest of Long Island".

**Sherlock Homes Realty Corp.**

305 Sea Cliff Ave, Sea Cliff **(516) 671-1717**

116 Glen Street, Glen Cove **(516) 671-0500**



**Terry Sciubba**  
**Sherlock Homes**

## GLEN COVE

### The Original Gold Coast

Glen Cove is one of the only two cities in Nassau County and offers a nice real estate diversity. Glen Cove has a range of housing choices including single family homes, two-family homes, co-ops, high-end condos and apartment rentals.

As a Glen Cove resident you can be a member of the Glen Cove Golf Course, an executive 18 hole waterfront course overlooking Connecticut. Glen Cove offers beaches such as Pribles Beach with a fishing pier, Crescent Beach, and Morgan Park, where the tall ships come in. The city offers summer concerts at Morgan's park every weekend and downtown on Friday evenings. Not to mention Glen Cove has an abundance of great restaurants and shops.

Glen Key Realty, owned by Patrick Hall, is located on Forest Avenue in the heart of Glen Cove. Integrity, honesty and professionalism have helped Pat achieve outstanding success in the community as

a law enforcement officer. This same dedication he brings to his sales production levels for the past 8 years. Pat has successfully provided quality services to numerous long-term residents and newcomers.

On a more personal note, having raised his family in the area, Pat has a keen awareness of the community. A life long resident of the North Shore, Pat has come to appreciate the richness and diversity of the Gold Coast. Pat is active with many local charities and social organizations in the local Community. The community takes pride and focus on keeping the residents educated and safe.

**Glen Key Realty, Ltd. • (516) 676-9080**

86 Forest Ave., Glen Cove, NY 11542



**Pat Hall**  
**Glen Key Realty**

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