

eRealtyGuide

Website & Magazine

PORT WASHINGTON

MANHASSET

THE ROSLYNS

SEA CLIFF

GLEN COVE

GREAT NECK

Featured Home Presented By
HARDING REAL ESTATE
Sands Point Mediterranean Home
See Page 3 For More Info.

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(516) 466-2100

www.elliman.com

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.



Sands Point **\$5,695,000**
South Beach style home on 2 acres. Sold with top designer furnishings and artwork, plus Indoor saltwater pool/spa & pro gym. Walls of glass & waterview of L.I. Sound. Approx 8500 sf. Sands Point Village Club. 35 min by rail to NYC.
Prudential Douglas Elliman Real Estate (516) 466-2100



Sands Point **\$2,250,000**
Magnificent European-style Contemporary custom-built w/7 bdrs, 4.5 bths, stunning Gourmet Kit/Great Rm, luxury MBR suite w/balcony & amazing LR/DR w 2 story ceiling. Glorious 1.7 acre grounds w/ig pool & priv tennis ct. Walk to RR.
Harding Real Estate (516) 944-3870



Port Washington **\$1,895,000**
Exquisite craftsmanship & finishes grace this true C/H Colonial that features 5 BR's, 3 full & 2 half baths. Oversized master suite w/full bath & .05 bath & closets galore. Banquet size FDR/fpl, LR w/fpl. oversized Kit/great room.
Accents on Real Estate (516) 944-7171 • (516) 627-9360



Sands Point **\$16,000,000**
Extraordinary Mediterranean home on 3.6 acres is the antithesis of fine living. Just one feature is an Opera House Style Theater w/authentic Box Office, 2 bths, 2 story Lobby & stunning viewing rm w/2 balconies. Call for more!
Harding Real Estate (516) 944-3870



Sands Point **\$2,495,000**
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



Sands Point **\$1,900,000**
Totally renovated Colonial on over 1 acre. Grand 2 story entry open to LR w/ marble fpl. End. glass porch & FDR, Den/TV rm. Separate Office/Study. New top of the line EIK w/granite countertops, HW flrs. Maids rm w/bth. MBR suite.
Accents on Real Estate (516) 944-7171 • (516) 627-9360



Port Washington **\$1,750,000**
Amazing home on park-like setting. Unique Mission style 4-5 bdrm, 3.5 bath home on serene 2 acres. Steps from private beach. A heated in-ground pool, private tennis ct & winter water view complete the picture.
Harding Real Estate (516) 944-3870



2389641

Port Washington \$1,199,000

Mint totally updated true C/H Colonial. LR/fpl, FDR, Fam Rm/fpl/skylights, up to the minute EIK w/back stairs & door to patio. MBR w/bth, 3 fam. BR's, full bth, laundry rm. Beautiful basement/playroom. Lovely private patios.

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



2403536

Port Washington \$1,149,000

Stunning, brilliantly renovated CH Colonial on expansive 1/3 acre grounds in Beacon Hill. Huge Great Rm includes 1st class EIK & fam rm. Luxury MBR suite w/cath ceiling & bth. Beach & tennis rights. Walk to RR & schools.

Harding Real Estate (516) 944-3870



2407693

Port Washington \$1,149,000

Mint sprawling home on fabulous fenced almost 1/2 acre. 3 BR's, 2.5 baths. Wide entry foyer w/granite flrs. Leads to spacious step down LR w/bay window & high hat lighting. FDR, bright & sunny granite center island Kitchen. CAC.

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



2389469

Port Washington \$1,139,000

Gracious Walter Uhl Ranch in prime Flower Hill w/quality updates and stunning arch details. Intricate plaster moldings, random-width pegged hw flrs, new roof, modern EIK, and fab MBR suite w/new bth and sliders to amazing yard.

Harding Real Estate (516) 944-3870



2406420

Port Washington \$1,100,000

Beautiful Monfort Hills Colonial meticulously maintained. Formal Entry opens to LR/fpl. FDR w/French doors to deck. EIK/Fam Rm. w/French doors to beautifully landscaped private backyard. Finished Attic & basement w/fpl.CAC

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



2382824

Port Washington \$999,000

Charming, wonderfully spacious and beautifully renovated Colonial is prime Port Washington Estates. Renovated kitchen & baths. Incredible rear yd backing to wooded area for great privacy. Walk to private beach w/mooring rights.

Harding Real Estate (516) 944-3870



2405581

Port Washington \$929,000

Mint New Salem Colonial. 3 Bedrooms, 2 full baths. Totally renovated. New Marvin windows, new slate roof & much more!!

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2403779

Port Washington

\$899,000

Charm Galore! Queen Ann Style Home. Front Porch w/Wood Turned Columns. Lg Back Porch w/Water Views. 9' Ceilings, Crown Moldings, Hw Fls, Cac. Very Rare 2-Story Waternview, Clapboard Barn/Workshop w/Loft In Rear of House. A Traditional Treasure!

Point To Port Realty Ltd.

(516) 944-6800



2347397

Port Washington

\$799,000

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



2361705

Port Washington

\$799,000

Luxury 4 bdrm, 3 bth Townhouse in gated Senior Community w/dubhouse, fitness center, indoor pool, tennis, and jitney service to LIRR. Unit offers beautiful Kit w/ ctr island, LR/DR w/vaulted ceiling, private patio & large 2nd flr.

Harding Real Estate

(516) 944-3870



2407704

Port Washington

\$779,000

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

Point To Port Realty Ltd.

(516) 944-6800



2396286

Port Washington

\$875,000

Pristine & turn key - This 3 BR, 2 bath house is situated on a flat & private 1/3 acre, totally renovated kitchen, beautiful finished lower levels, 2 car attached garage, CAC, 2 fireplaces. Fabulous curb appeal. Convenient to all.

Accents on Real Estate

(516) 944-7171 • (516) 627-9360



2406238

Port Washington

\$799,000

Mint condition Splanch with new kitchen and new master bath. 4 Bedrooms, 2.5 baths. CAC. 2 car attached garage.

Accents on Real Estate

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2400522

Port Washington

\$795,000

You won't have to touch a thing in this mint, mint, mint 4 br, 2 new bath Colonial. Features gorgeous ELK opening to Dining/Fam Rm, classic Lr/Dr, Mbr w/ vaulted ceiling & great closets, fin bsmt. Wonderfully private level yard.

Harding Real Estate

(516) 944-3870



2400534

Port Washington

\$729,000

Impeccably maintained 4br, 2 bath Colonial on amazing deep property w/gloriously heated pool. Tremendous LR w/vaulted exposed beam ceiling, 4 skylites, bamboo flr & slider to large Trex deck. 8 zone heating system.

Harding Real Estate

(516) 944-3870



2402738

Port Washington

\$685,000

Immaculately maintained Colonial in desirable Salem featuring gorgeous backyard w/mature trees, lovely plantings and large covered patio. Offers 3 spacious bdrms, 1.5 baths, classic LR w/fp, Formal DR, country EIK and fin bsmt.

Harding Real Estate

(516) 944-3870



2402970

Port Washington

\$629,000

Meticulous 2-Fam w/2 Garages! Owner Occupied 2nd Fl Apt: 3 Brs, Full Bth, All New Eik W/Custom Maple Cabinets, Granite Tops & Appliances. All Hw Fls, Laundry, Cac Ready. First Fl Apt: 2 Brs, Full Bth, Laundry, Hw Fls. Leased \$1500/mo + utilities.

Point To Port Realty Ltd.

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2389926

Port Washington

\$575,000

Mint! 2-Fam Larger 60X100 Lot. Very Spacious Rooms W/Hw Fls. Ea Apt: 2 Brs, Lr, Dr, Eik, Full Bth. Updated Ktns & Bths. Newer Windows, Siding, Roof & 2 Gas Heating Systems. Full Basement W/Washers & Dryers For Each Tenant + Storage

Point To Port Realty Ltd.

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2380904

Port Washington

\$499,000

"BAXTER ESTATES" Charming Expanded Ranch. Very quaint location. 3 Brs, Newer EIK & New Full Bath. NEW Roof, Electrical Service, Gas Heat, Skylites & Windows. Full Basement, Laundry & Garage. Deep property & lovely private yard.

Point To Port Realty Ltd.

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2403605

Port Washington

\$589,000

Charming 4 Bedroom Cape on quiet dead-end street. 4 Bedrooms, 2 full baths.

Accents on Real Estate

(516) 944-7171 • (516) 627-9360



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 All. Lower Level Above Ground Apt has LR, EIK, 1 Br, Laundry & Handicap bth & entrance. 2 car det gar w/separate heat & AC. IGSS.

Port Washington Properties, Inc.

(516) 767-6655



2380899

Port Washington

\$529,000

Village Colonial. Very Charming & all updated. Situated on deep park like property. Just a stroll away from the heart of Town & Train.

Point To Port Realty Ltd.

(516) 944-6800



2266907

Port Washington

\$499,000

Bright and Spacious 4 bedroom Hi-Ranch on oversized lot. Lr/Dr. Eat in kitchen, Deck, Family room with fireplace, 2 car garage.

Kappeli Realty

(516) 627-6609



2394699

Port Washington \$459,000

Carlton Bay Condo's 2 bedroom, 1.5 baths, second floor Duplex w/custom designed kitchen with granite counters. Hardwood floors throughout.

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



2316812

Port Washington \$429,000

"Toms Point Coop" WATERVIEW 2nd Fl End Unit w/Terrace. 2 Bds, 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



2382298

Port Washington \$329,000

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

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



2389511

Port Washington \$225,000

Madison Park Gardens. Sunny & Bright Renovated Second Floor 1 Bedroom Corner Unit! Close to Main St. & LIRR

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



2341372

Port Washington \$185,000

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

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!



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2393891

Manhasset/Plandome \$2,900,000

Amazing New Construction In Plandome. 5500 SF CH Colonial On Almost 1/2 Acre Beautiful Prop. Magnificent 2 Story Foyer, Large Gourmet Eat-In Kit W/Custom Cabinets, Designer's Baths, Tennis, Beach & Mooring Rights w/ Membership Fees.

Lynx Realty/ Sam Simani (516) 356-2211



2295125

Manhasset

\$2,750,000

'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 LIIR.

Lynx Realty/NancySereh (516) 633-2728 • (516) 484-9696



2381579

Manhasset

\$1,099,000

Strathmore Vanderbilt. 4 beds, 3 baths Brick Colonial, Pvt Club Community. W/ Pool, Tennis, Dining, Membership. Optional, 1 Bdrm/Office, 1 Bath On 1st Floor, Bright Famrm, Mint Move In Condition.

Lovejoy Real Estate (516) 627-4600



2396521

Manhasset

\$788,000

Move in condition. Three Bedroom, 2.5 bath Condo in Stratford with 24-hour security. Pool and Tennis. Hardwood flrs. 2 car garage. CAC.

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



2376274

Roslyn/East Hills

\$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



2344012

Manhasset/Plandome Manor

\$2,320,000

On over half acre and just a few steps from the water this fantastic Center Hall Colonial offers 5 bedrooms , 3.5 baths, LR/Fireplace Fdr, Kit./Brkfst Room, FR with fireplace. Waterview location.

Kappeli Realty (516) 627-6609



2351534

Manhasset

\$800's

Office Building. 100% Renovated Down To The Studs. All Systems Replaced Or Added. 9 Rooms, 2Bths, Brick Siding, 2Car Garage w/Parking for 9 Cars, 2 Short Blks To Train. Handicapped Accessible.

Lovejoy Real Estate (516) 627-4600

The Roslys

Roslyn is an affluent village in Nassau County, New York, on the North Shore of Long Island. In addition to the Village of Roslyn, the following villages are considered part of the Greater Roslyn area: East Hills, Flower Hill, Roslyn Estates, Roslyn Harbor, Roslyn Heights, and Searingtown. Roslyn is conveniently located near the Long Island Expressway and has a Long Island Railroad train station as well.



2378826

Roslyn/East Hills

\$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



2260367

Roslyn

\$879,000

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



2380295

Roslyn

\$625,000

Like New Love Nest On A Deeper Gorgeous Property, Fantastic Location. This Lovely Home Boasts All New Everything, Incuding, 2 New Baths, Eik, Roof, Windows, Heating, Cac, Wood Floors, Beautifully Fin. Basement With Entertainment Center.

Lynx Realty/Minoo Pajounia

(516) 503-3744



2368930

Roslyn Heights

\$700,000

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



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Sea Cliff

Sea Cliff is a hidden enclave 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.



2386491

Sea Cliff

\$1,199,000

Totally renovated with high-end everything! 2BR, 2Bth water front gem w/open flow of sunlit rooms. Large Great Rm, Gourmet Cook's Eik, Mstr BR w/huge wi closet & terrace, CAC, hw flrs, lush gardens, patio, NS Schools.

Sherlock Homes

(516) 671-1717



2381258

Sea Cliff

\$1,499,000

A Sea Cliff Icon. A huge wrap-around porch embraces this 7BR, 3.5Bth restored Victorian featuring spacious sun-lit rooms, 10' ceilings, parquet floors, pocket doors, marble fireplaces. Huge lower level guest quarters, CAC, oversized lot.

Sherlock Homes

(516) 671-1717



2404004

Sea Cliff

\$1,199,000

4BR, 3.5 Bth water view Contemporary w/open floor plan- EF, LR, FDR, EIK, FR, Fin. Bsmt w/Laundry & access to Deck, CAC, hw floors, multi-level decks & fish pond, beautiful gardens, deep lot.

Sherlock Homes

(516) 671-1717



2398127

Sea Cliff

\$899,000

Tucked away and private 6 BR, 4 Bth water view Colonial just waiting for your personal touch. LR w/fplc, EIK, FDR, Den, Sun Porch, Office, 3 Car Detached Garage, oversized lot, NS Schools, beach privileges.

Sherlock Homes

(516) 671-1717



2403200

Sea Cliff

\$729,000

Lovely 3BR, 2Bth Ranch set on large lot overlooking Scudders Pond. LR w/cathedral ceiling & picture window looking out over park-like property & pond. Kit, DR, LR, FR, full, unfinished Bsmt, steps to Beach & community pool.

Sherlock Homes

(516) 671-1717



2396520

Sea Cliff

\$699,000

Elegant 3 BR, 1.5 Bth water view Victorian featuring EIK with walls of glass overlooking the Harbor. LR w/gas fireplace, Mstr Suite w/Office and roof Deck, CAC, NS Schools, beach privileges.

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.



2352009

Sea Cliff

\$790,000

Spectacular, expansive water views are yours with this 15 rm Legal 2-family Duplex. EIK, DR, LRw/fplc, 2BR's, Bth (1st apt); LRw/fplc, Study, DR, EIK, Office, 4BR's, Bth (2nd apt. Can easily be converted to a very large 1 family home.

Sherlock Homes

(516) 671-1717



2406870

Sea Cliff

\$729,000

Just in! 3BR, 2.5Bth Split in desirable section of Sea Cliff. EF, LRw/fplc, EIK, FDR, FR, Laundry. Vacation in your own backyard with the free-form In-Ground Pool & beautifully landscaped oversized grounds.

Sherlock Homes

(516) 671-1717



2391019

Sea Cliff

\$629,000

A large wrap-around porch welcomes you to this large 4 BR, 1.5 Bth Victorian boasting an updated EIK and Baths, private cul-de-sac location, and many charming details. NS Schools, beach privileges.

Sherlock Homes

(516) 671-1717



2342169

Glen Cove

\$2,900,000

New construction! 4 story extraordinary architectural design. Still time to customize. Water views from almost every corner. 8200 S.F. Each bdr has own balcony. 2 family rms w/fplc. Maid's quarter w/sep ent. Close to golf & beach.

Lynx Realty/Nancy Sereh

516.633.2728 • 516.484.9696



Glen Cove **\$859,000**
 ENJOY YOUR SUCCESS in this long and luscious 5 bedroom, 3.5 Ranch with updated ELK, Formal Dining Room, Living Room, Great Room, Fireplace, 7 Sky-lights, gleaming HW floors, lagoon IG Pool, Finished Basement. Huge property!!
Glen Key Realty Ltd. (516) 676-9080



Glen Cove **\$585,000**
 GET OUT OF THE STOCK MARKET & enjoy rich rewards every month from this money-making duplex in great area. 6 Bedrooms, 3 full baths, Full Finished basement with outside entrance, great rent roll!!
Glen Key Realty Ltd. (516) 676-9080



Glen Cove **\$519,000**
 OLD WORLD CHARMER!! Tasteful Tudor, 4 bedrooms, 2.5 updated baths, stain glass windows, Living room with fireplace, den, Formal Dr, Updated ELK, Finished attic, fin bsmt, 2 car garage, gleaming wood floors, elegant and charming!!
Glen Key Realty Ltd. (516) 676-9080



Glen Cove **\$399,000**
 OPPORTUNITY KNOCKS...Rambling Ranch in top location offers 3 bedrooms, 3 baths, Living Room, ELK, Den, Dining Room, Full Bsmt, 2 car garage and sits on large property. Bring your love to this home.
Glen Key Realty Ltd. (516) 676-9080



Glen Cove **\$639,000**
 5BR, 3Bth Hi-Ranch set on a deep lot in Strathmore Glen. This beautifully maintained home features an updated ELK, LR w/cath. ceiling, FDR, huge deck, lush landscp'g, CAC. Lower level can be used as a prof. office suite.
Sherlock Homes (516) 671-1717



Glen Cove **\$569,000**
 DESIGNER KITCHEN!! Entertain friends while you're cooking in the sumptuous kitchen of this dramatic 3 bedroom ranch. Living Room with fireplace, updated baths, full finished basement, garage, top location.
Glen Key Realty Ltd. (516) 676-9080



Glen Cove **\$427,000**
 CHARMING COLONIAL!! offering 3 bedrooms, 2 full baths, living room with fireplace, dining room, Eat in kitchen, sunroom, finished attic, new roof, Bsmt, 2 car detached garage.
Glen Key Realty Ltd. (516) 676-9080



Glen Cove **\$369,000**
 ROOM, ROOM & MORE ROOM!! 5 Bedrooms, 2 full baths, Huge Eat in Kitchen, gleaming hardwood floors, garage with loft, tons of updates.
Glen Key Realty Ltd. (516) 676-9080



2397306

Glen Cove

\$259,000

THE PRICE IS OLD FASHIONED TOO!! Charming Cottage with 1 Bedroom, 2 baths, Living Room, ELK, Finished Basement w/ den, office, bath!! What a deal at \$259,000!

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.



2373486

Great Neck/Kings Point

\$1,950,000

Waterfront w/ Views Set Hi In A "Palacial Setting", Brick Colonial, Totally Renovated + Large Guest House. Heated Gunite IGP+ Spa, Landscaping w/ Waterfall. Glamorous & Richly Appointed, Gigantic Granite Kitchen, Indoor Sauna.

Prudential Douglas Elliman Real Estate

516.466.2100



2399457

Great Neck/Kings Point

\$1,699,000

Rare Opportunity To Build Your Dream Home/Estate. Over 1-1/3 Acres of Secluded Property w/Winter Waterviews. Long, Private Tree-Lined Drive Leads To Existing Country Home And Cottage. Endless Possibilities For Builders/Homeowners.

Prudential Douglas Elliman Real Estate

516.466.2100



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2393961

Great Neck/Kings Point

\$3,600,000

Designer Showcase w/ State Of The Art Renovations. On Prime Acre. LR w/ Fire Place, Open DR, A Den/Library/Tv Room w/ Fire Place, Gourmet Eat In Kitchen. Master Suite + 4 Beds & 2.5 Baths, Full Fin. Basement. Pool, Tennis Court.

Prudential Douglas Elliman Real Estate

516.466.2100



2393422

Great Neck

\$1,728,000

Beautifully Renovated Expanded Ranch, 6 Beds, 3 Baths, Full Finished Basement. Open Living Room, Dining Area, Family Room, Designer Gourmet Eat In Kitchen Overlooking Fabulous Golf Course View. Lake Success Country Club.

Prudential Douglas Elliman Real Estate

516.466.2100



2384234

Great Neck

\$1,350,088

Great Opportunity To Get Into Prestigious Lake Section Of Lake Success. Water-front Property. Serene Lake Views From Back Yard With In Ground Pool. 5 Beds, Plus 3 Renovated Baths. Updated, Expanded Eat In Kitchen With Skylights.

Prudential Douglas Elliman Real Estate

516.466.2100



Great Neck \$1,350,000

4 Family Brick Income Producing Property. Master Apt Has Jacuzzi & Heated Floors, Custom Kitchen And Bath, Wood Floors. Tenants Live Beautifully In Renovated Apartments. 7 Parking Spots. Voice Activated Entry/Separate Meters.

Prudential Douglas Elliman Real Estate 516.466.2100



Great Neck \$862,000

Lake Success! Circular Drive To 3420 Sq Ft Custom Ranch. Spectacularly Sized Rooms & Closets. 3 Sets Of Sliding Doors To 75' X 13' Rear Deck. Enjoy Lake Success Golf, Pool, Tennis & Lakefront Clubhouse With Gym & Catering Facility.

Prudential Douglas Elliman Real Estate 516.466.2100

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EXPERT ADVICE

LONG ISLAND

About Real Estate Agents & Mortgage Professionals

If you and your family are looking to purchase a home in today's market there is something you can do to educate yourself during this complicated and sometimes nerve wracking process. You can put someone to work for you who is not trying to sell you a house or sell you a mortgage. You can have someone on your side who has over 20 years of experience and who knows the behind the scenes workings of both industries. My name is Frank Langone and as the Director of the Real Estate Training Center, I have met and been involved in the Education of literally thousands of Real Estate Agents and Mortgage Professionals over the past 20 years. As a training school, RETC has been a NYS Approved Real Estate Education provider since 1989 and we are also a Nationally Certified Mortgage Education Provider. I understand how both industries work from a textbook point of view as well as from a real world day to day market vantage point. I know many honest and competent Real Estate Agents and Mortgage Professional dedicated to excellence and integrity. But I have also seen first hand some of the unfortunate mishaps and customer disappointments when working with the wrong individuals. I have many ongoing relationships with industry experts several of whom have taught classes for our school, including attorneys, accountants, home inspectors, insurance professionals and of course RE Agents and Mortgage Professionals. Individuals dedicated to honesty, integrity and the highest level of customer service possible.

Over the years I have personally helped many of my friends and family members understand the different steps involved in looking for and buying a home. It is not something you do every day or even every year and the many different team members that you will need to work with and coordinate can become overwhelming and sometimes confusing. When the questions arise, it's nice to have a friend on your side. Someone with years of industry experience, scores of industry experts to call upon and an ongoing school to be continually resourcing and understanding present day market conditions. Best of all, I will not be trying to sell you a house or a mortgage. I am an educator not a salesman. I will just be there to advise and help you understand and coordinate what could be one of the most rewarding and complicated transactions of your life. Call me for a free, no cost or obligation telephone consultation to see if I can be that friend in the business that I believe every home buyer needs in today's complex market.



Frank P. Langone
Director
RETCTRAINING.COM
Cell: 800.624.2421

***“One who understands much displays a greater simplicity of character
than one who understands little.”***

- Alexander Chase



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

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Patricia Erker
& Elinore West



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



PORT WASHINGTON

Our Waterfront Community

Port Washington is a bustling and diverse suburb of New York City. The area and its villages are an active waterfront community located on a peninsula on the beautiful North Shore of Long Island. It is surrounded on three sides by the Long Island Sound, Manhasset Bay and Hempstead Harbor. Many marinas, yacht and country clubs, golf courses, parks and shopping venues are available including the world renowned Americana Shopping Center.

For families, the area offers numerous resources ranging from preschools, science programs, dance school, music schools and parent resource centers such as the Port Washington Children's Center and the Parent Resource Center to provide parents with a place for preschool to elementary school-age children to go to for enrichment or care during or after school hours.

The lovely Main Street offers a variety of stores and restaurants ranging from antique stores, gift shops, art

galleries and a totally re-modeled and expanded Public Library.

A wide variety of homes can be found at many price levels including condominiums, two-family homes, single family homes and multi-acres estates. .

In addition to our annual Harborfest and Pride in Port celebrations, there are many civic and historic societies for community members to become involved and make a difference!

Accents on Real Estate with offices in Port Washington and Manhasset, has served the communities for over 35 years and our outstanding reputation for dedicated service to both buyers and sellers speaks for itself! Call us and let us show you what we can do for you!

Accents on Real Estate • 516-944-7171

917 Port Washington Blvd, Port Washington, NY



Accents on Real Estate

MANHASSET

Invest In Your Family's Future

We welcome you to Manhasset and invite you to explore all the wonderful opportunities this lovely community has to offer you and your growing families and to enjoy the enriched quality of life in this charming North Shore area.

Our schools are the finest you can find anywhere: ninety-five percent of the graduating students go on to college; when their careers move on, many of these former residents return to Manhasset to buy homes and raise their own families here.

A great number of residents move within the community of Manhasset more than once. As families expand and careers are on the rise, not only is a larger home more attainable but the investment for their future years is most secure.

We are fortunate to have the best of both worlds here. Our suburban lifestyle, with all the organizations connected to public and private socializing, with fund

raising and participation in charitable and educational endeavors keep our focus within our home base, yet only a twenty-eight minute ride on the Long Island Rail Road, many Manhasset residents work and spend more than a third of their lives in the most exciting city in the world.

Manhasset has the best fine restaurants; hospitals; sailing; the train stations, all of these are no more than a five minute ride from any home in the area.

Come see us at Lovejoy Real Estate and you will have enough information to want to invest in your family's future in Manhasset.

We are located opposite the train station at **One Park Ave.** – we have private parking.

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Carol Belléy
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