

North Hempstead Edition

Issue 103 • May 2011

eRealtyGuide

Website & Magazine

PORT WASHINGTON

MANHASSET

THE ROSLYNS

SEA CLIFF

GLEN COVE

GREAT NECK

Featured Home Presented By
ACCENTS ON REAL ESTATE

Port Washington English Tudor
See Page 4 For More Info.

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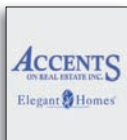
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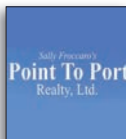
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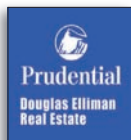
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www.lynxrealty.com



Prudential Douglas Elliman

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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 **\$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



Sands Point **\$2,250,000**
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



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



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 **\$2,680,000**
Distinctive 5 Bedroom, 5.5 Bath Sands Point Contemporary with Master Bedroom On Main Level on 2+ acres with Beach Rights !!!

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



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 brs, 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 **\$1,895,000**
Fabulous 5 Bedroom, 3 full plus 2 half bath Center Hall Colonial on beautiful cul de sac street. Totally renovated and expanded with exciting architectural details and top of the line appointments. Much Much More!!!
Accents on Real Estate (516) 944-7171 • (516) 627-9360



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



Port Washington **\$1,199,000**
 COVER HOME- Beautiful English Tudor w/spectacular curb appeal. Stunning finishes throughout. 4 Bedrooms, 3.5 baths. attached 2 car heated garage. MINT !!

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



Port Washington **\$995,000**
 8 year young 4 Bedroom, 2.5 bath front porch Colonial w/high end finishes. 2 story entry foyer. Hardwood floors throughout. Beautiful moldings, fabulous MBR w/luxury bath. CAC, alarm, Attached garage.
Accents on Real Estate (516) 944-7171 • (516) 627-9360



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, Endl Porch, 3C Garage, Beach & Mooring Rts. Great Potential!
Point To Port Realty Ltd. (516) 944-6800



Port Washington **\$925,000**
 Sr. Living Gated Community, Club House W/All Amenities Incl Pool, Tennis,Gym,Jetney, Etc,This Townhouse End Unit Is On The Largest Pond Front W/ Spacious Side & Rear Yards And Is In Like New Condition.
Lovejoy Real Estate (516) 627-4600



Port Washington **\$875,000**
 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



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/FpIc. 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

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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



2369217

Port Washington

\$775,000

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



2382759

Port Washington

\$749,000

Totally move in highly desirable Colonial model with Kitchen/Family room combined. Brick driveway and patio.

Accents on Real Estate

(516) 944-7171 • (516) 627-9360



2324536

Port Washington

\$695,000

Spacious 4 Bedroom, 2.5 Contemporary/Colonial home. LR with vaulted ceiling & skylights. CAC, 2 Car attached garage.

Accents on Real Estate

(516) 944-7171 • (516) 627-9360



2319632

Port Washington

\$679,000

Year Round Waterviews from every room! All NEW throughout. 2 Brs, 2.5 Bths, LR w/fireplace, FDR & EIK. HW Fls, Basement & Garage. Beach & Mooring Rights w/Association Fee. Deep property.

Point To Port Realty Ltd.

(516) 944-6800



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 bdrms, 2 Bbaths, fam rm, and large fin bsmt. Fenced in rear yard w/patio & deck. Walk to RR, town and schools.

Harding Real Estate

(516) 944-3870



Port Washington

\$625,000

Lovely 3 br 2 Fbth Split on tranquil dead end street. LRw/skylight, DR, EIK. Family Room, mud room and attached garage. Full Basement. CAC, new windows, large fenced yard and brick driveway and walk. Walk to Guggenheim Elem.

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2380246

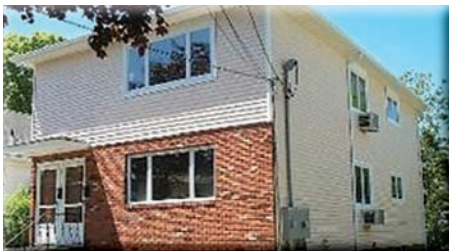
Port Washington

\$599,000

Spacious Bright & Sunny 4 Bedroom, 2.5 bath updated home. 2 zone CAC, 3 zone heat.

Accents on Real Estate

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Port Washington **\$595,000**
MINT! 2-FAMILY LARGE 60X100 LOT. Each Apartment has 2 Bedrooms, Living Room, Dining Room, Newer Kitchen and Baths. Full Bsmt, Separate Gas Heat.

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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 garage w/separate heat & AC. IGSS.
Port Washington Properties, Inc. (516) 767-6655



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



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 **\$529,000**
"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. (516) 944-6800



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 **\$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



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



2316812

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



2378741

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



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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



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



2341372

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

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

\$2,750,000

'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 LIRR.

Lynx Realty/Nancy Sereh

(516) 633-2728 • (516) 484-9696



Manhasset/Plandome Manor **\$2,459,000**
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



Manhasset/Plandome **\$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) 627.9360 • (516) 944.7171



Manhasset **\$1,799,000**
Charming 4/5 Bedroom Colonial on fabulous flat property in the heart of Flower Hill. Many updates !!
Accents on Real Estate (516) 627.9360 • (516) 944.7171



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/Plandome **\$1,199,000**
This classic Center Hall Colonial offers a Large LR/Fpl, Formal DR/Fpl, FR/Skylights, EIK, 3 Brs, 3 Fbths. Great architectural details.
Kappeli Realty (516) 627-6609



Manhasset **\$1,099,000**
Strathmore Vanderbilt. 4 beds, 3 baths Brick Colonial, Pvt Club Community. W/ Pool,Tennis,Dining,Membership. Optional, 1 Bdrm/Office,1Bath On 1st Floor,Bright Fammr,Mint Move In Condition.
Lovejoy Real Estate (516) 627-4600



Manhasset **\$1,099,000**
Great Investment Opportunity! CH Colonial with 3/4 brs, 3 fbaths, large EIK, Finished Basement. Additionally this property offers a 2 BR Carriage house apartment over a 2 car garage.
Kappeli Realty (516) 627-6609



Manhasset/Plandome Heights **\$899,000**
Great location! Beautiful English Tudor in move-in condition! Featuring Living Room with Fireplace, Formal Dining Room, Den, 3 Brs, 1.5 Bth. Near all!
Kappeli Realty (516) 627-6609



Manhasset **\$895,000**
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**



Manhasset **For Rent: \$3,500**
Manhasset Rental near all. Living Room/Dining Room, Eat-In-Kitchen, 3 Bedrooms, 3 Full Baths, Full Basement, 1 car garage. \$3500/mo.

Kappeli Realty

(516) 627-6609

The Roslyns

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.



Roslyn **\$1,200,000**
Spacious 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 Flr Mstr Suite + 5 Btrs and 4.5 Bths. Near Shopping, Transportation. East Hills Park & Pool. Also For Rent: \$6000/mo.
Prudential Douglas Elliman Real Estate **(516) 466-2100**



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**



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**



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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**



2368930

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



2380295

Roslyn Heights

\$625,000

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

Lynx Realty/Minoo Pajounia

(516) 503.3744



2371167

Roslyn

\$528,000

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

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.



2381258

Sea Cliff

\$1,499,000

A Sea Cliff Icon. Yesterday's elegance w/today's comfort. 17 room, 7 BR, 3.5Bth Victorian featuring EF, 2 Parlors (one w/fplc), FDR w/fplc, Eik, Study, Office, Media Room, beautiful lower level guest suite.

Sherlock Homes

(516) 671-1717



2386491

Sea Cliff

\$1,199,000

Live the Hampton's Dream in Sea Cliff. Totally redone 2BR water front home w/ high-end everything. Open flow of sun-lit rooms include: Gourmet Eik, Dining Area, Great Rm, Sunroom, Mstr BR w/terrace.

Sherlock Homes

(516) 671-1717



2363281

Sea Cliff

\$859,000

Known as the Ravine Cottage, this 3BR, 3Bth "Painted Lady" Victorian has remarkable water views and many original features. Cook's Eik, Lr w/deck, Mstr Suite w/ Sitting Rm, original wide plank floors, lush perennial gardens.

Sherlock Homes

(516) 671-1717



2373198

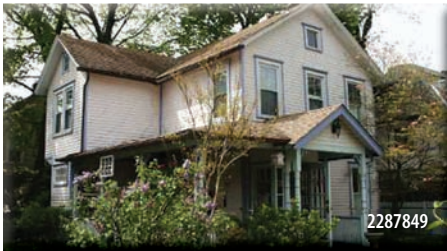
Sea Cliff

\$610,000

Hardwood floors gleam, a fireplace warms the LR and a very special Mstr Suite is the perfect secluded retreat. This 4BR, 2.5Bth home offers an Eik w/granite counters, 8 skylights, a huge Mstr Suite w/Jacuzzi Tub & separate shower stall.

Sherlock Homes

(516) 671-1717



Sea Cliff

\$589,000

This Sunny 3 BR, 1.5Bth Fairy Tale Victorian is thoughtfully updated to combine the best of the old with the new and the touches of whimsy at every turn will surprise you. New EIK, hw floors, floor to ceiling windows, new heat, CAC.

Sherlock Homes

(516) 671-1717



Sea Cliff

\$599,000

Many updates in this 3BR, 2.5 Bath Colonial on a quiet street. EF, FDR, LR, new Great Rm & EIK, new Mstr. BR w/Bath, 1 car Det. Garage, new electric, heating, walls, insulation, driveway, vinyl siding, gutters, & windows, brick patio.

Sherlock Homes

(516) 671-1717



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Sea Cliff

\$549,000

TIMELESS TUDOR! 4 Bedrooms, 4 Baths, Living room with Fireplace, Dining Room, Eat in Kitchen, Full Finished Basement, Deck, wood floors.

Glen Key Realty Ltd.

(516) 676-9080

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

\$569,000

A HOME OF DISTINCTION! Chefs Gourmet EIK, Lr/Fplc, 3 Bdms, 2 bths, Full Finished basement, Den, Office, Deck, Att Garage.

Glen Key Realty Ltd.

(516) 676-9080



Glen Cove

\$3,400,000

New Construction! Extraordinary Arhitectural 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



Glen Cove

\$639,000

Style, Space & Privacy are yours in this 5BR, 3Bth Hi-Ranch. Set on a deep lot in the prestigious section of Strathmore Glen, this well-maintained home can also be used as a professional office suite on the lower level. LR, FDR, EIK, deck.

Sherlock Homes

(516) 671-1717



2381348

Glen Cove

\$562,000

ROXBURY RAMBLING RANCH! Spacious and Spectacular. New EIK, Den, Dining Room, Living Room w/fplc, master bdrm with Master Bath, Full Finished basement with playroom, office, laundry & more. 2 New Baths, Deck, Garage....

Glen Key Realty Ltd.

(516) 676-9080



2373651

Glen Cove

\$485,000

Secluded botanical setting bordering Sea Cliff. Stone walks lead to enchanting 3BR, 1.5Bth Nantucket style Colonial. Totally renovated, EF, beautiful EIK, spacious FDR, Office/Den, LR, Laundry Rm, stunning floors, lush grounds, deck.

Sherlock Homes

(516) 671-1717



2386330

Glen Cove

\$399,000

CAPTIVATING CAPE!! Charming home offers 4 bedrooms, 2 full baths, Living Room, Dining Area, Kitchen, Family Room, Basement, Garage, CAC, fenced yard.

Glen Key Realty Ltd.

(516) 676-9080



2304113

Glen Cove

\$389,000

COUNTRY FRESH KITCHEN! Renovated Colonial w/ lr/fplc, Formal DR, Updated EIK, Den, 3 bds, 1.5 bths, 2 car det gar, bsmt.

Glen Key Realty Ltd.

(516) 676-9080



2363690

Glen Cove

\$549,000

IN A CLASS BY ITSELF! Stunning Tudor, 4 bdms, 2.5 updt'd baths, stain glass windows, Lr/Fplc, Den, Fdr, Updated EIK, Fin Attic, Fin Bsmt, 2 Car garage, gleaming wood floors...

Glen Key Realty Ltd.

(516) 676-9080



2370560

Glen Cove

\$399,000

A STEAL OF A DEAL! 3 bedrooms, 2 baths, Living Room, Fireplace, Dining Room, NEW Eat In Kitchen, Full Basement.

Glen Key Realty Ltd.

(516) 676-9080



2350826

Glen Cove

\$399,000

BY THE FIRE'S GLOW... relax in the Living Room w/ a roaring fire, Formal Dr, New EIK, 3 bds, 2 new baths

Glen Key Realty Ltd.

(516) 676-9080



2363262

Glen Cove

\$385,000

OUTSTANDING VALUE! All new 5 bedroom, 2 bath home at a price you can feel good about.

Glen Key Realty Ltd.

(516) 676-9080



Glen Cove

\$385,000

LIVE BEYOND YOUR EXPECTATIONS! Perfection Plus! Gourmet Cooks EIK with granite and stainless steel, Dining Area, Living Rm w/fplc, 2 new baths, skylight, den, gleaming wood floors, granite patio, deck, garage.

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



Glen Cove

\$319,000

Large 4 BR, 1.5 Bath Colonial with hardwood floors throughout and brand new carpeting in BR's. LR, FDR, EIK, Family Room or Guest Suite, granny porch, private yard, 2 car detached Garage.

Sherlock Homes

(516) 671-1717



Great Neck/Kings Point

\$1,950,000

Brick Colonial With Water View! Heated IGP w/Guest House. Luxurious Custom Kit With Radiant Heated Floor. Designer Baths, Fabulous Master Suite w/Jacuzzi. Fin Bsm't. Kings Point Marina. Great Neck North Schools.

Prudential Douglas Elliman Real Estate

516.466.2100



Great Neck/Kings Point

\$7,900,000

Spectacular 14,000 Sq. Ft. Waterview Contemporary W/Breathtaking Views Of NYC! All First Floor Rooms Face Water, Master Br Has Balcony & Dual Ba's. This Magnificent Home Has A Fabulous Indoor Pool Which Opens To Outside.

Prudential Douglas Elliman Real Estate

516.466.2100



Great Neck

\$1,150,000

Spacious & Bright 5 br, 2.5 bth Splanh. Granite entry, skylit LR, Eik with new SS appliances, den w/fplc. Part fin bsmt w/2 rms & cedar closet. Professionally landscaped w/paver dvwy, custom wood railings, hdwd flrs & hi-hats thruout.

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 Bedrooms, 3 Baths, Eat-In Kitchen, Lr/Dr, Family Room With Fireplace. NEEDS TLC.

Prudential Douglas Elliman Real Estate

(516) 466-2100



Great Neck **\$818,888**
 Stately 4 Br Splan in Cul-De-Sac. Grand Foyer W/Entry To 2 Car Gar. Redone Kit & 2.5 Bths, Vaulted Ceiling, 2 Skylites, Den W/Fplc, Fin Bsmt, CAC, Hdwd Flrs & Newer Interior Doors/Hardware Thru-out. JFK Elementary & North Schools.
Prudential Douglas Elliman Real Estate **516.466.2100**



Great Neck **\$450,000**
 Renovated detached Colonial with living room/dining room combo, eat in kitchen, wood floors, 3 bedrooms, 1 bath, and partially finished basement. Great price with Great Neck schools.
Prudential Douglas Elliman Real Estate **(516) 466-2100**

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Old Westbury **\$1,599,000**
 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**



Dix Hills **\$989,000**
 Meticulously maintained Farm Ranch on 2.47 pristine acres. 1G 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**



Glen Head **\$699,000**
 Move Right In! Immaculate turn-key condition home boasts FDR w/fplc, new ELK, huge Family Room, Den, Office, partially finished Basement, new heating, windows, lovely landscaping, mid-block location, many extras.
Sherlock Homes **(516) 671-1717**



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**



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EXPERT ADVICE



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 remodeled 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.

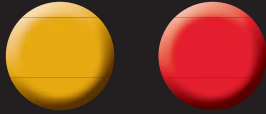
Come see us at Lovejoy Real Estate and you will have enough information to want to invest in your family's future in Manhasset.

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

Lovejoy Real Estate • (516) 627-4600



Carol Lovejoy
Lovejoy Real Estate



EXPERT

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.

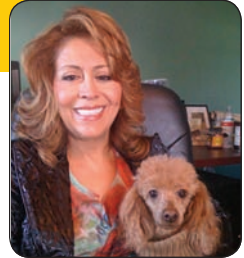
Buyers can find colonials, split levels, ranches and new construction. Prices in the area start as low as 150,000 for a co-op to a recent sale of 2.7 million. There are affordable rentals as well as luxury home rentals. The area also has assisted living and 55 Plus communities.

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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Prudential Douglas Elliman Real Estate

11 Bond Street - Great Neck, NY 11021

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Patricia Erker
& Elinore West

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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ML #2354254



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Short Sale - ML # 2267282



Sold

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ML #2235209



Sold

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ML #2198323

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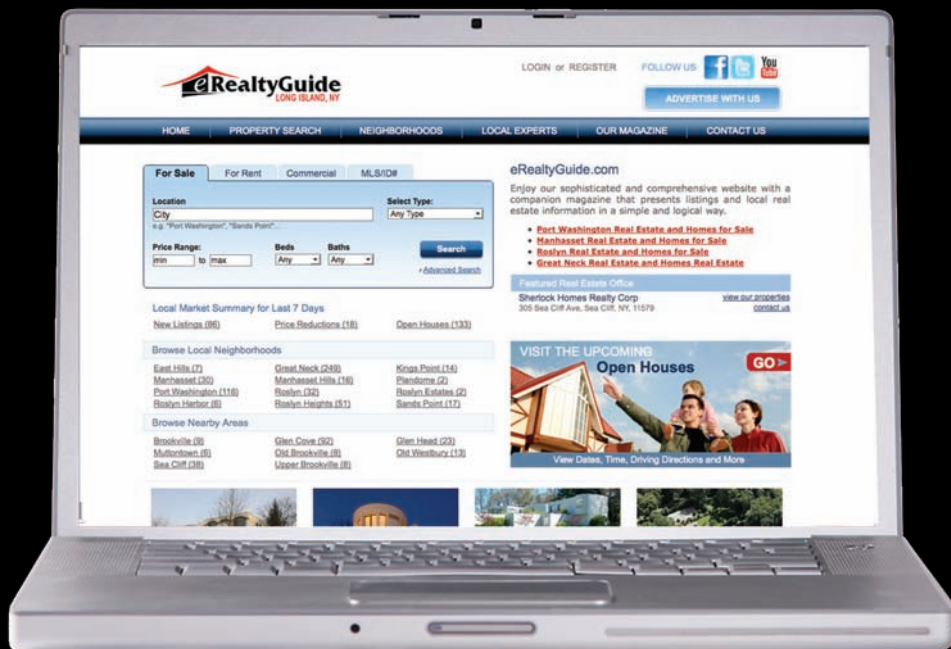
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