

newsday.com
\$2.50 | LI EDITION
Friday
March 1, 2019

Newsday

SPORTS FINAL



HI 35° LO 31°
SCATTERED SNOW

Newsday

L I home

MASTIC,
MASTIC BEACH
AND SHIRLEY:
ON THE WATER
AND UNDER
THE RADAR **C8**

AREA ON THE UPSWING

HOME SALES Search for the newest listings newsday.com/realestate

PHOTO BY JEFFREY M. HARRIS

Your LI Home Q

buying in Hampton Bays



The recently renovated pier at Ponquogue Bridge is a prime fishing spot.

BY MICHAEL GAVIN
michael.gavin@newsday.com

THE SCOOP Hampton Bays, in addition to its waterfront properties and relatively affordable East End prices, offers Hampton lovers an easier summer weekend commute from points west.

"Coming from the city, we'd be on the beach before anyone else got farther east," says Susan von Freddi Gassman, owner of Village Real Estate of the Hamptons and president of the Hampton Bays Beautification Association. "People get stuck in traffic for hours after they leave our area."

Hampton Bays is the most affordable Hampton, says Todd Bourgard, a longtime Hampton Bays resident and managing broker of the hamlet's Douglas Elliman Real Estate office. Prices, he says, typically range from the \$400,000s to waterfront properties that average between \$1.2 million and \$2.5 million. Ground was broken in June on the Hamptons Boathouses, a 37-unit luxury town house community along the east side of Shinnecock Canal with prices starting at \$1.5 million.

Along the west side of the canal, a developer is restoring the historic Canoe Place Inn, the original structure for which was built in the 1600s. The inn, rebuilt in 1922 after a fire, has stood vacant in recent years, and its redevelopment is slated to feature a 350-seat catering venue plus 20 hotel rooms. Attractions include parks, lots of water and



beaches. Hampton Bays is home to the Shinnecock Canal, which has locks that allow access from Shinnecock Bay and Great Peconic Bay. As for eateries, "in no other community do they have as many waterfront restaurants as Hampton Bays," Bourgard says. And he notes that the fishing boats that come into the area make Hampton Bays one of the state's busiest fishing ports.

CONDOS AND CO-OPS Two condos are on the market, priced at \$695,000 and \$749,000, and two co-ops priced at \$149,000 and \$180,000.

SALES PRICES Between Feb. 1, 2018, and Feb. 21, 2019, there were 201 home sales with a median sale price of \$500,000, according to the Multiple Listing Service of Long Island. The low price for that period was \$255,000 and the high was \$5.7 million. During that period a year earlier, there were 202 home sales with a median sale price of \$490,000. The range was \$150,000 to \$3.02 million.

SCHOOLS Most students attend Hampton Bays High School.

OTHER STATS

Town Southampton
Area 11.5 square miles
ZIP code 11946
Population 13,603
Median age 39.3
Median household income \$77,447

Median home value \$499,500*
LIRR to NYC Just over 2 hours 10 minutes
Monthly ticket \$500
School district Hampton Bays
SOURCES: 2010 Census; mls.com; LIRR;
*Based on sales in the past six months, according to MLS

NOW ON THE MARKET



FIRST HAMPTON INTERNATIONAL REALTY

\$419,900
This ranch, with two bedrooms and one bath, features a living room, a den/dining room with vaulted ceilings, and a partially finished basement. The 0.32-acre property also has a detached one-bedroom, one-bathroom cottage. Taxes \$6,004. Lisa Skoff, First Hampton International Realty LLC, 631-800-1234



DOUGLAS ELLIMAN REAL ESTATE

\$759,000
This Postmodern, with four bedrooms and 3 1/2 baths, includes a living room with a fireplace, a formal dining room and a sunroom. The half-acre property also includes an in-ground pool. Taxes \$12,632. Constance Porto and Anne Marie Francavilla, Douglas Elliman Real Estate, 917-731-4317, 516-509-1609



DANIEL GALE SOTHEY'S INTERNAT

\$1.895 million
With five bedrooms and 2 1/2 baths, the main house includes a living room, den, dining room, eat-in kitchen and screened porch. The 1.5-acre property also has a 650-square-foot cottage, a 157-foot beach and a dock. Taxes \$24,584. Denise Lara, Daniel Gale Sothey's International Realty, 631-523-7870

RECENTLY SOLD

\$445,000
ARBOR COURT
Style Cape
Bedrooms 4
Bathrooms 2
Built 1995
Lot size 0.34 acres
Taxes \$7,026
Reduced \$90,000
Days on market 225

\$735,000
HARBOR ROAD
Style Contemporary
Bedrooms 6
Bathrooms 5
Built 1980
Lot size 0.77 acres
Taxes \$11,522
Reduced \$14,000
Days on market 96

\$1.84 million
NAUTILUS COURT
Style Two-story
Bedrooms 5
Bathrooms 3
Built 1969
Lot size 0.41 acres
Taxes \$14,755
Reduced \$59,900
Days on market 117

ON MULTIPLE LISTINGS

Number of houses 108
Price range \$329,875-\$4.65 million
Tax range \$1,130-\$47,578

NEWSDAY, FRIDAY, MARCH 1, 2019 newsday.com