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Friday
March 8, 2019

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buying in **Muttontown**



The 550-acre Muttontown Preserve is Nassau County's largest natural area.

BY MICHAEL GAVIN
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THE SCOOP When in Muttontown, a bucolic village in the Town of Oyster Bay, "you almost feel like you aren't on Long Island," says Brian Fagen, village trustee and agent at Douglas Elliman Real Estate.

"That stress, that New York feeling . . . you tend to get a little bit away from that as you get into our village," Fagen says. "You don't feel like you are 25 minutes from Manhattan."

The 6.1-square-mile village, with sprawling horse properties and little commercial development, is home to two country clubs and the 550-acre Muttontown Preserve, which has walking, equestrian and cross-country skiing trails.

The single-family residential community offers a variety of housing styles, from estate houses to small cottages to Postmoderns, Fagen says.

In addition to Stone Hill at Muttontown, a gated community with 80 homes that was developed in recent years, the area also has seen some homes rebuilt or refurbished, Fagen says.

Prices in Muttontown typically range from just under \$1 million to several million, says Donna Scala, managing director of Laffey Real Estate's Brookville office. Shopping and dining options abound in nearby communi-



ties such as Oyster Bay, Jericho and Huntington, she adds.

"You don't have a lot of business traffic in and out of Muttontown because there isn't a town or hub," Scala says. "It's a very peaceful little spot."

The village is part of four school districts, including Jericho, which was ranked the 98th-best high school in the country and 16th in New York in U.S. News & World

Report's annual list.

Just outside the Muttontown borders are the Ice Works ice-skating center and the Jericho Cider Mill, which offers ciders, pies and baked goods.

SALES PRICES Between Feb. 1, 2018, and Feb. 27, 2019, there were 39 home sales with a median sale price of \$1,417,500, according to the Multiple Listing Service of Long Island. The low price for that period was \$681,000 and the high was \$4.35 million. During that period a year earlier, there were 40 home sales with a median sale price of \$1,392,000. The price range was \$914,000 to \$4.2 million.

OTHER STATS

Town Oyster Bay
Area 6.1 square miles
ZIP codes 11791, 11732, 11545, 11753
Population 3,497
Median age 44.8
Median household income \$221,250

Median home value \$1,397,500*
LIRR to NYC from Syosset 44 to 59 minutes at peak
Monthly ticket \$297

SOURCES 2010 Census; mll.com; LIRR
*Based on sales in the past six months, according to MLSU

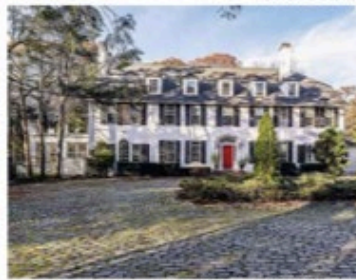
NOW ON THE MARKET



LAFFEY REAL ESTATE

\$899,000

This Colonial, with four bedrooms and 2½ bathrooms, features a living room, an eat-in kitchen, a dining room and a family room with a fireplace and vaulted ceiling. The 1.1-acre property includes a detached, 1½-car garage. Taxes \$22,148. Michelle Cohen, Laffey Real Estate, 516-384-6648



DANIEL GALE SOTHEY'S INTERNATIONAL

\$1.699 million

This six-bedroom Colonial, with five full baths and two half-baths, offers a living room with one of the home's seven fireplaces, a sunroom and a master suite with a fireplace. The house, on 2.55 acres, also has a four-car garage. Taxes \$53,832. Lisa Fasano, Daniel Gale Sothey's International Realty, 516-717-9748



DOUGLAS ELLIMAN REAL ESTATE

\$3.295 million

This Colonial, with six bedrooms and 4½ baths, includes a two-story foyer and a family room with a fireplace. The two-acre property, with an attached, three-car garage, features a heated saltwater pool, an outdoor kitchen and firepit. Taxes \$48,623. Patricia Santella, Douglas Elliman Real Estate, 516-659-8497

RECENTLY SOLD

\$900,000

KIRBY LANE
Style Colonial
Bedrooms 4
Bathrooms 3
Built 1908
Lot size 101x233
Taxes \$20,451
Reduced \$85,000
Days on market 238

\$1.665 million

SPRING COURT
Style Colonial
Bedrooms 4
Bathrooms 4
Built 1970
Lot size 2.04 acres
Taxes \$33,533
Reduced \$34,000
Days on market 84

\$3.5 million

BLACK ROCK ROAD
Style Colonial
Bedrooms 8
Bathrooms 7 full, 1 half
Built 1998
Lot size 4.77 acres
Taxes \$83,519
Reduced \$499,000
Days on market 261

ON MULTIPLE LISTINGS

Number of houses 51
Price range \$769,000-\$5.8 million
Tax range \$16,921-\$115,841

NEWSDAY, FRIDAY, MARCH 8, 2019