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for all your Real Estate needs!*

**631.734.6000**

**33150 Main Road, Cutchogue**



Aerial photo: Alex Ferrone

**COMMERCIAL: GENERAL BUS ZONING**

137' on the Main Road/Rte 25 and 100' on Factory Ave. Across from CVS, Mattituck Shopping Center and 7-11. Includes (2) parcels with excellent visibility and potential with ingress/egress. Exclusive. \$1,345,000, with owner financing. Looking for a commercial bldg for your business, other locations available. Call Richard 631-513-0442



Aerial photo: Alex Ferrone

**INCOME PROPERTY BY THE SOUND**

2,600 sf 4-family plus vacant lot on 1.5 acres. Needs work but offers great tax shelter! Rent summer only, for \$60,000 net or year-round, \$70,000 net or B & B. Exclusive. \$935,000 and includes separate water view vacant building site. Call Richard 631-513-0442



**NEW CONSTRUCTION: BOAT AND BEACH ACCESS**

Southold "Laughing Waters" waterfront community with (2) marinas and bay beach! To be built 2014: 4 BR, 2.5 bath Colonial, 2,400 sf, oak floors, CAC, granite kitchen, family room, basement, garage. Exclusive. \$549,990. Call Richard 631-513-0442



**LAUREL: ONLY \$419,500**

Walk to deeded bay beach! 3 BR, 2 bath Ranch on cul-de-sac. LR with FP, family room, DR, eat-in kitchen, nice rear yard, full basement. Mattituck schools, Exclusive. Call Bob 631-680-6244



Aerial photo: Alex Ferrone

**NORTH FORK ACREAGE**

Development rights intact for our level non-treed site featuring 370' of road frontage and R 80 zoning. Developers: sale subject to no contingencies at less than \$65,000 per acre. Other acreage available. Exclusive. Call Frank 631-680-6244



**SMITH RD-BAY BEACH**

Walk to deeded sandy beach, handyman 1,150 sf 3 BR cottage with FP plus separate 600+ sf outbldg, sold "as is." Reduced to \$320,000. Exclusive. Call Richard 631-513-0442