

Fall '08

Classified **REAL ESTATE** Quarterly

Featured listings:



Cristal Properties International .....Page 3



Malek Properties ..... Page 5

**New York Law Journal**  
An Incisivemedia publication



**INSIDE THIS ISSUE:** • The Mamara Manhattan, Page 4 • Vacation Property, Southern Columbia County, Page 6 • Office Space For Rent: Valhalla, Page 6 • 110 Wall Street, Madison Avenue, Page 7

# Orient Long Island

For Sale By Owner

**\$569,000**

3 Bedroom, 1 1/2 Bath, cedar shingled ranch on .4 acre.  
1 1/2 car garage, OH, CAC. Large light + bright living room with large brick fireplace with woodburning stove. Beautifully landscaped with wrap around deck and mature fruit trees steps from deeded bay beach. A short walk to the historic Village of Orient but off of the beaten path on a quiet bucolic street. Low taxes.

By appointment only.

**Susan Warnock 631-772-4909 • Edward Mosblech 631-765-8257**



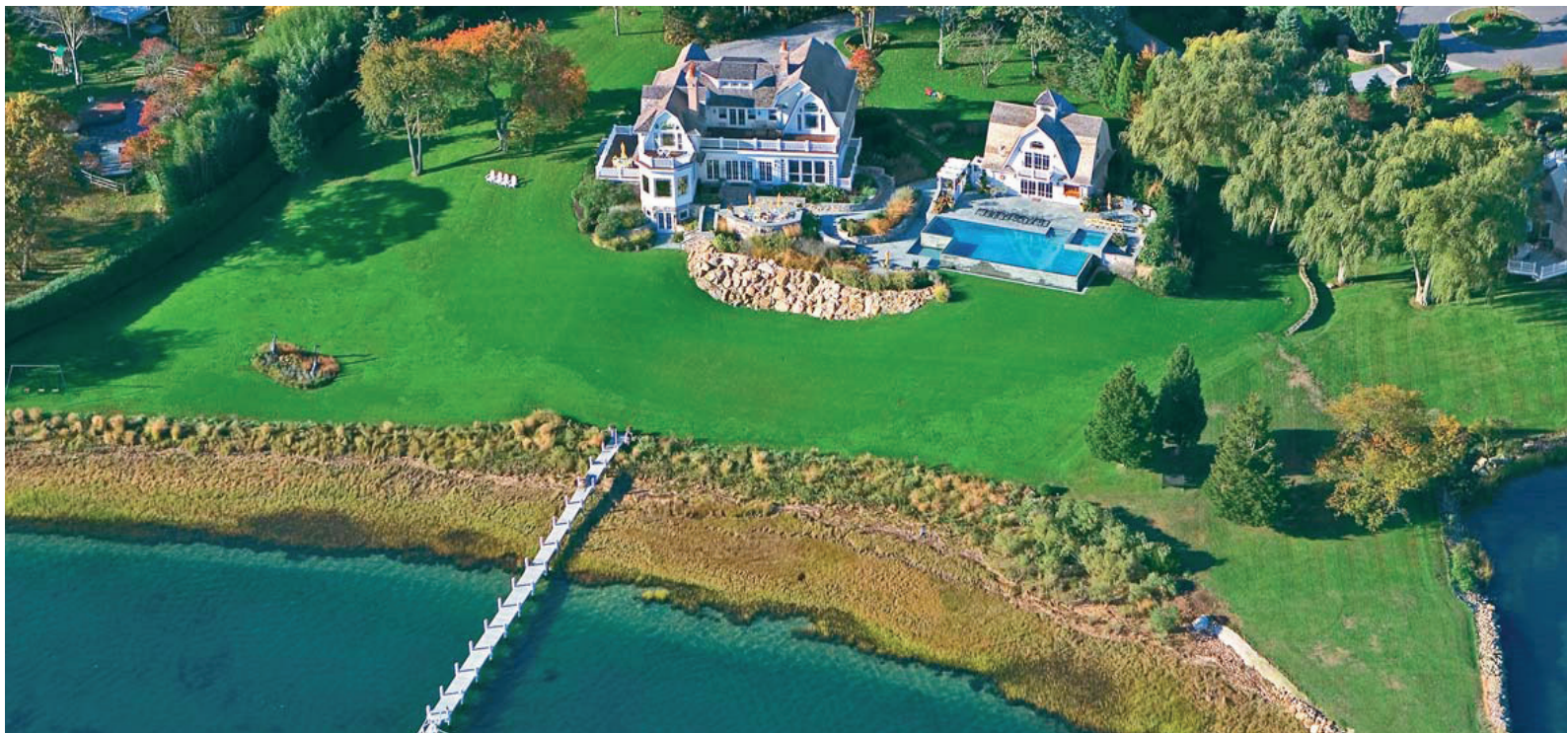


## HAMPTONS PROPERTIES

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**SOUTHAMPTON, NY** Private Oasis by the Sea: 13,500 sq. ft. of living space on 4 separate floors, all with water views. 9 bedrooms, 11 full baths, 4 powder rooms. Completed in 2004. Situated on 11 acres, including 6 naturally preserved acres, with 1,000' oceanfront and 1,000' pond front. 2-story enclosed gazebo, sunken tennis court, gunite pool and Jacuzzi, pool house, private walkway to beach and pond with wooden dock. WEB: PL0054068. *Southampton Brokerage, Harald Grant, 631.283.0600 Ext. 13*



**SHELTER ISLAND, NY** Luxurious Waterfront Estate: 3.25 acres with lush gardens, rolling lawns, 300' private beach, dock to accommodate large yacht and seaplane. 16 rooms, 8 bedrooms, 10 baths. Guest house, pool house, infinity-edge pool. Coffered ceilings, custom paneling and millwork, hand-carved marble mantles. Banquet-sized dining room, paneled library, professional kitchen, media room. \$21,900,000. WEB: PL0054079. *Southampton Brokerage, Ingrid Brownyard, 631.283.0600 Ext. 32*

**HAMPTONS BROKERAGES** | [sothebyshomes.com/hampton](https://sothebyshomes.com/hampton)

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**14 MICHAEL'S WAY · WESTHAMPTON BEACH**  
**\$4,950,000 · COUNTRY CLUB SECTION**

Stunning master suite, generous junior suite, 3/4 additional bedrooms, library/media room, formal dining room, great room, oversized custom kitchen, 16X34 gunite pool, irrigation, 2900+ sq. ft. basement, ample parking, breathtaking design/built, elaborate, trim detail, free flowing floor plan, mahogany deck & rails, porcelain/granite/marble, subzero/Viking appliances, cedar shake exterior, landscape package, tennis court, cabana, Loretta Young stairway, 3 fireplaces, wet bar, oversized 2 garage, breezeway, balcony, 4.5 bath, ample parking glass galore, gorgeous vanities, custom stone.



**632 DUNE ROAD**  
**WESTHAMPTON BEACH**

First Offering. Extremely rare 100 ft bay front with additional ocean front property, surrounded by current market valuations of 5 million

**\$1,675,000 OR**  
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**Stunning Cedar Contemporary** \$459,900  
Immaculate, well appointed home offers 4+BR, 3BA, Master suite, Jacuzzi, inground pool w/spa, cabana w/kitchenette & Bath, Viking Grill, landscaping, stonework, on 7+ private acres! #24649



**Pretty as a Picture** \$269,900  
NEW farmhouse w/hw floors, open floorplan, a formal DR & EIK, formal LR & den. 3 BR, 2.5 BA, deck, rocking chair porch & beautiful location in lake community. Walk to lake & dining! #23491



**Stately and Elegant Living...** \$224,900  
Absolutely stunning colonial w/large landscaped yard & det. garage. Sweeping floorplan, original charm, hw floors, FDR, sunroom/den, 3 spacious BR, walk up attic to finished. #23816



**Elegant & Impressive Showplace** \$1,495,000  
Glorious Victorian beauty on a lovely stream-front property. Amazing carved woodwork, 9 BR, 5+ BA, 2 fpl, porch, patio, gardens, guest house & carriage house. #23800



**Custom & New; Lake Access** \$399,900  
Lovely new custom built home privately set on 5+ acres. Spacious & sunlit interior, soaring ceiling, 4BR, 1st floor Master suite, 2.5BA, hw floors, large deck & covered porch. #28711



**The Perfect Place!** \$249,000  
Impeccably maintained 3BR home is beautifully set in a Lake Community. Soaring ceilings, hw floors, deck, fireplace & fully furnished! Access to beach, boating, sports courts & more! #22934



**Executive Home with Pool!** \$309,900  
Well appointed immaculate tri-level features huge rooms, fireplace, amazing kitchen, blue-stone floors & wetbar in huge family room, inground heated pool & private yard! #21939



**Fisherman's Dream** \$314,900  
Immaculate 3BR 2BA 2-Story Log, w/large deck, set on 4 private and beautifully manicured acres, w/300ft frontage on the Beaverkill; well known for its amazing trout fishing. #20296



**Summer Fun on White Lake!** \$424,900  
Open floorplan, amazing views! 3BR possible, 2BA, fpl & deck. Your own dock right out front; a sandy beach area for cooling off. Take the boat lakefront dining & live entertainment. #23582



**Premium Location! COMM/RES!** \$344,900  
Lake views "on the way" to Bethel Woods. The ideal setup for offices & combined living or antiques / restaurant / etc. 10+ rooms. Walk to waterfront dining & motor boating. #23496



**Two Homes, Gorgeous Land...** \$674,900  
2 homes, each w/det. garage, on 30± acres of gorgeous land! Perched overlooking large stocked swimming pond & 180 degree views, fields, stone walls, fruit trees & more! #14659



# 845-583-6333

## PROFESSIONAL & EFFECTIVE FULL SERVICE · REAL ESTATE



**Privacy, 2 Ponds, Stream...** \$354,900  
4BR 4FB cedar contemporary, w/3.9 private acres on a quiet country road. Features open floorplan, cath. ceilings, 2 fpl, skylights, 3 decks, an amazing kitchen & 2-car garage. #20896



**Designer's Delight!** \$199,900  
Gorgeous grounds surround; 3BR charming & adorable lake community cottage w/stone fireplace, woodwork & guest quarters. With detached garage, patio & large yard. #21469



**Your Search Has Ended...** \$424,900  
Picture Perfect! Adorable 3BR, 2BA home offers fireplace, private deck & darling guest cottage. Turn the key to paradise... You will not want to leave! Access to lake & sports courts. #23857



**Terrific Place, Great Space!!** \$354,900  
Amazing beautiful home quality built, great room w/stone fpl, vaulted ceiling, 3+BR, large deck, & porch overlooking small private pond. Unique treat in Smallwood Lake Community! #24218



**Wow! Brand New Beauty!** \$349,900  
NEW charming contemporary home offers 4BR, 2.5BA, 2-sided fpl, formal LR & DR plus an EIK w/island. Finishable daylight basement. Hw, tile & carpet. Near Bethel Woods! #22878



**Center Hall Manor** \$499,000  
6BR, 3BA Center Hall Georgian w/master suite, great room w/beamed ceilings, HUGE EIK, blue-stone countertops, slate floors & cherry cabinets, on 4± acres, lake access and pool. #22587



**Cozy & Charming Country Home** \$259,900  
Lovely Ranch near Bethel Woods, features 3BR, 2 full bath, cathedral ceilings, large fpl, on 1.48 acres w/view of pond & fruit trees. State land just outside your front door. #22889



**Very Private!** \$184,900  
This is an amazing deal! 3BR, 2BA at the end of a private road w/access to beautiful small fishing lake. Large deck, garage, fruit trees & meandering path leads you to nature's splendor! #24495



**Living Easy** \$139,900  
Lovely & beautiful unit with two spacious bedrooms, two and a half bathrooms, fireplace, huge deck and fireplace. Complex offers clubhouse, pool and so much more! #24613



**Ten Mile River Runs Through...** \$249,900  
5BR farmhouse, on 28 acres w/great views, natural wonderland to behold, with 2-story barn & 2-car garage. Great spot! Sportsman's delight! More acreage available! #22353



**Amazing Private Setting!** \$264,900  
Custom built 2BR, near "Bethel Woods" spacious layout, cath ceilings w/skylights, screened porch, beautiful deck & carport. Kitchen open to LR/DR; ideal layout for entertaining. #22952



**Beautiful Lakefront Home!** \$299,900  
4BR, 2BA home; three levels offering views & plenty of space. Contemporary w/lots of glass offers gorgeous lake views. 2fpl, decks & ww. Walk to sports courts & clubhouse. #24307



**Charming Colonial** \$250,000  
3BR 3.5BA, home features Formal DR w/French doors leads to a wonderful family room, Open Living Room w/double fireplace, large deck, & finished basement. Terrific home! #24280



**Prime Location! ESTATE SALE!!** \$349,900  
Near Bethel Woods. Large custom built home w/pool, large pond & guest quarters set on 7+ acres. Perfect for large family w/guests, great for B&B. Too many features to list! #22825



**Bethel Farmhouse** \$224,900  
Wonderful 3BR farmhouse w/wide plank floors, 2-car garage, rocking chair porch, deck, on 1.5 level, open & scenic acres. More acreage & barn also available! Won't last long! #24661



**Private Mini-Farm** \$349,900  
9.5 acres of pasture, woodland w/stone walls, fruit trees & berries. 4+BR, 1.5BA farmhouse, needs updating. Barn w/stalls & hay storage, & 2-car garage, on a quiet country road. #23039



**Country Chic Farmhouse** \$299,900  
Very spacious rooms and fabulous layout, this 5BR, 2BA home is privately situated on 3+ acres with barn/garage. Gorgeous natural surroundings and a beautiful view. Very Sweet! #24107



**Finest in Country Living** Starting \$119,900  
Beautiful 5+ acre homesites available with access to TWO magnificent motorboat lakes! Gated, private & exclusive community; moments to Bethel Woods, dining & shopping.



**Paradise Found** \$279,000  
Rare find! Amazing 15+ acres of your own private lakefront to build your dream home. Quiet and peaceful yet moments from quaint and artsy river towns. Really special! #24611



**Gated. Private. Protected.** \$995,000  
5 Pristine LAKEFRONT acres in The "exclusive" Chapin Estate. Spectacular spot offers RARE unobstructed views. Exquisite upscale homesite w/access to 2 motorboat lakes! #23498



**On Top Of The World...** \$674,900  
Magical 65+ tiered acres, amazing 180 degree views, mostly open, gently sloping property with springs throughout, abundant wildlife, magnificent beauty. Access road is in! #23787



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