

if you want a home with a great outdoor space

Your LI Home

Many property owners pay as much attention to their yards as they do to their homes. Much like decorating and maintaining a house, creating an outdoor space — regardless of size — takes thought, effort and time.

Some homeowners are do-it-yourselfers, while others hire professionals. Either way, from lush gardens, koi ponds and outdoor kitchens to in-ground pools, tiki bars, gazebos and sports courts, these great outdoor spaces help sell a home. "They give buyers an extra experience," says Erica McKenzie of Andrew Stype Realty, who is marketing the Mattituck property featured on these pages. Great outdoor spaces, McKenzie adds, "definitely enhance the home."

And you don't need to spend a fortune to produce a welcoming environment, McKenzie adds, noting that a nice landscape with plantings, benches and chairs doesn't have to cost too much.

Take a look at a few properties with inviting green spaces that are on the market.

■ For more photos of these homes and their gardens, see newsday.com/realestate



CHARLES RUTENBERG REALTY

Set in a gated community, this one-acre property is like a private resort, says the listing agent. Specimen plantings and trees, including fruit trees, serve as a backdrop to the in-ground pool, outdoor kitchen, gazebo, bocce court, firepit and three-tier fountain, which was imported from Italy. A hot tub overflows into the pool, which is surrounded by brick. A pergola is set up on one side of the pool, while a large

★ East Northport 52 Rofay Dr.

screened gazebo in the distance is within view. The custom stone firepit is surrounded by stone seating. Right outside the house is the covered outdoor kitchen equipped with a gas barbecue grill, a pizza oven and an island with a granite countertop. A view of the fountain is straight ahead of the dining

table. Outdoor speakers and exterior illumination are among the amenities. Features inside the updated nine-room Post-modern include wood floors, French doors and a gas fireplace. The new gourmet kitchen has a separate coffee and wine bar. The finished basement has a theater room with seating that will remain. There are four bedrooms and 3½ bathrooms. *Geri Ertle, Charles Rutenberg Realty 631-379-8157*

Featured in several magazines, including *Better Homes and Gardens* in 1997 and the 1996 *Family Circle* gardening issue, this lush landscape — just under two acres — has gardens created by local designer Connie Cross. An assortment of annuals are complemented by grasses, spirea, bayberry, lilacs and euonymus. Tree varieties include weeping styrax, weeping beech, crape myrtles and Japanese umbrella pine. The heated in-ground gunite pool serves as the centerpiece, says the listing agent, noting there is also a pool house, a guest cottage with an updated kitchen, a large barn and a two-car garage. Looking past the koi pond, there are views of vineyards. The farmhouse — built around 1900 — has a covered front porch and a rear deck. Interior features include an open living area, a dining room, an eat-in kitchen and a sunroom, as well as three bedrooms and two bathrooms. *Erica McKenzie, Andrew Stype Realty, 631-603-4082*



ON THE COVER The view overlooking property, which is a mix of cultivated

East No 20 Suga

Walking paths and a koi pond with a bridge set amid an abundance of plant life and mature trees can be viewed from the rear raised deck on this 1.65-acre property. Japanese maples, umbrella magnolias, clematises (old-

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