

buying in Lindenhurst



Venetian Shores Park is a Lindenhurst resident-only beach along the Great South Bay.

BY MICHAEL GAVIN
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THE SCOOP Lindenhurst is an affordable area with highly regarded schools, says Jo Ann Boettcher, who is the president of the Lindenhurst Chamber of Commerce and a broker with Douglas Elliman Real Estate.

The village has become even more desirable of late, she says, thanks to proposals to redevelop the downtown area.

Newsday reported in June that the village board approved a zoning law that will allow Tritec Real Estate to submit an application for a 260-unit multifamily rental complex across from the Lindenhurst train station.

Mayor Michael Lavorata says that the potential of a transit-oriented development geared to millennials will add to the village's appeal. "We're hoping that it will create a more upscale and attractive area for everyone," he said.

Earlier this year, in hopes of further revitalizing the area, the village acquired blighted properties to add much-needed parking downtown, Lavorata says. The village also received a grant to implement improvements to make it more walkable.

New eateries area on the way. Lavorata says the owners of Mary Carroll's in Babylon have purchased the former Chase Bank building on South Wellwood Avenue and plan to convert it to a restaurant and bar.

Housing styles in the village of Lindenhurst include something for everybody, says Jerry O'Neill of Coldwell Banker Harbor Light.

Everything from cottages to waterfront homes and vintage Victorians to newly constructed single-family homes is available, he says. The area is also home to The Villas at Narragansett, a 55-and-over community.

Prices in Lindenhurst, O'Neill says, range



from around \$250,000 to as much as \$700,000 to \$800,000. In addition to the downtown area, which includes a variety of bars, restaurants and professional services, Lindenhurst has a healthy commercial district on Montauk Highway, he says. Since it's a large waterfront community, he adds, Lindenhurst offers many marina-related businesses and services. There also are waterfront restaurants, some of

which are accessible by boat.

Lindenhurst, which includes an unincorporated section, is home to Venetian Shores Park, a residents-only beach along the Great South Bay that features a playground, picnic areas and an interactive spray park. Village Square Park hosts a variety of recreational events and a summer concert series.

CONDOS There is one on the market, for \$369,000.

SALES PRICE Between Aug. 1, 2016, and Sept. 14, 2017, there were 464 home sales with a median sale price of \$285,000, according to the Multiple Listing Service of Long Island. The low price for that period was \$102,500 and the high was \$575,000. During that period a year earlier, there were 391 home sales with a median sale price of \$300,000. The price range was \$85,000 to \$530,000.

SCHOOLS Most high schoolers attend Lindenhurst High School.

OTHER STATS

Town Babylon
Area 3.8 square miles
ZIP code 11757
Population 27,253
Median age 40.3
Median household income \$83,532

Median home value \$325,000
LIRR to NYC 57 to 74 minutes at peak
Monthly ticket \$350
School district Lindenhurst

SOURCES: 2010 CENSUS; MLSLI.COM; LIRR; BASED ON SALES IN THE PAST SIX MONTHS, ACCORDING TO MLSLI

RECENTLY SOLD

\$485,500

ANTHONY DRIVE After 244 days on the market, this four-bedroom, three-bathroom Contemporary sold for \$40,500 less than its asking price. The 1989 home has an open floor plan that includes a great room with a fireplace, a formal dining room and an eat-in kitchen. The master suite has a balcony. The 81-by-92-foot prop-



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erty, with taxes of \$18,178, also has an attached, two-car garage and back deck.

\$365,000

ADAMS AVENUE This four-bedroom, two-bath Colonial sold for \$10,000 less than its asking price after 116 days on the market. The 1934 home includes formal living and dining rooms. The eat-in kitchen boasts granite countertops and stainless steel appliances. One bedroom is on the main level, and three additional bedrooms plus a full bathroom are on the upper



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level. The house, on a 100-by-100-foot lot, with taxes of \$9,851, also features a full basement and a detached, two-car garage.

\$260,000

SOUTH 12TH STREET Originally listed for \$283,000, this three-bedroom, one-bathroom Cape sold in May after 222 days on the market. Built in 1940, the house includes a living room with a fireplace, a kitchen and a formal dining room. The master bedroom is on the main level. The house boasts a full, unfinished basement. There's



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also an attached, 1½-car garage and a workshop on the 85-by-100-foot property. Taxes are \$9,456.

NOW FOR SALE



Starter



Trade-up



High-end

\$289,000 This two-bedroom, one-bathroom ranch offers a living room, eat-in kitchen and sliders that open to a back deck. Taxes on the 50-by-100-foot property are \$6,243. *Anita Watterson and Lisa O'Donnell, Exit Realty Dreams, 516-456-2769, 516-815-6059*

\$389,000 This ranch, with three bedrooms and 1½ bathrooms, includes a living room, a formal dining room and an eat-in granite kitchen. The 80-by-145-foot property also has a deck and attached one-car garage. Taxes: \$11,801. *George Metz, Charles Rutenberg Realty, 631-767-9188*

\$535,000 This four-bedroom, three-bathroom Colonial includes a granite kitchen, living room with a gas fireplace and master suite. The waterfront 38-by-80-foot property includes a one-car garage. Taxes: \$15,879. *Lisa Palermo, Coldwell Banker Residential Brokerage, 631-921-9979*

ON MULTIPLE LISTING

Number of houses 124
Price range \$147,030-\$749,000
Tax range \$4,804-\$23,447