

buying in Cutchogue



The Village Green features historical structures, including a house from the 1600s.

BY MICHAEL GAVIN
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THE SCOOP Along the streets of Cutchogue are farmland, wineries — even a welcome sign calling the North Shore hamlet the sunniest place in New York State.

“That’s been the claim for as long as I can remember,” says Southold Town Supervisor Scott Russell, a longtime Cutchogue resident.

Stretching from Long Island Sound to Peconic Bay, Cutchogue is small, with a quaint aesthetic that attracts home buyers, Russell says.

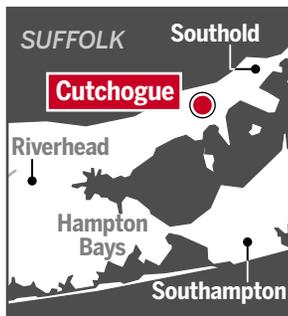
Coming soon to the hamlet, he adds, will be a condominium complex. Construction is underway on Harvest Pointe, a

124-unit 55-and-over complex with prices starting at \$685,000. Russell says the complex brings the potential for more development.

“With something of that large scale in a tiny hamlet, it is difficult to anticipate what people will perceive as needs and what will be developed around that,” Russell says. “But there is vacant commercial property in and around that area that’s been dormant for years.”

Sheila Izzo of North Fork Real Estate says that Cutchogue has adjusted to fit the lifestyle of today’s home buyers, but still maintains aspects of the rural setting that has mostly faded from other areas.

“You go from the north part of Cutchogue and it looks like rural America, with farms



and rolling fields and barns, to Nassau Point, where it’s mega mansions and little beach cottages,” Izzo says.

Much of the hamlet’s new construction, Russell says, is being done on waterfront properties along the Sound, Bay and creeks that run through the area. Cutchogue has a variety of housing styles, offering everything from modern homes to traditional New England cedar shake houses, says Sheri Winter

Clarry of The Corcoran Group.

Cutchogue is home to the North Fork Country Club, a private club dating back to 1912 that includes an 18-hole golf course, and also Cedars Golf Club, which has a nine-hole golf course.

SALES PRICE Between March 1, 2018, and March 29, 2019, there were 70 home sales with a median sale price of \$735,250, according to the Multiple Listing Service of Long Island. The low price for that period was \$295,000 and the high was \$6.75 million. During that time a year earlier, there were 52 home sales with a median sale price of \$664,500. The price range was \$363,000 to \$5.3 million.

OTHER STATS

Town Southold
Area 8.1 square miles
ZIP code 11935
Population 3,349
Median age 49.4
Median household income \$93,125

Median home value \$740,750*
LIRR to NYC From Mattituck One train at peak, 2 hours 28 minutes
Monthly ticket \$500
School district Mattituck-Cutchogue

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

NOW ON THE MARKET



COLDWELL BANKER M&D GOOD LIFE

\$699,000
This farmhouse, with four bedrooms and two baths, includes a dining room and a formal living room with a fireplace. The house, on 1.26 acres, also has a finished walk-up attic, full basement and detached 2½-car garage. Taxes \$8,127. Gina Galante, Coldwell banker M & D Good Life, 631-767-1237



DANIEL GALE SOTHEY'S INTERNATIONAL REALTY

\$825,000
This newly built home, with three bedrooms and 2½ bathrooms, features an open floor plan that includes a den with a wood-burning fireplace, an eat-in kitchen and a formal dining room on 0.25 acres. Taxes N/A. Carol Szynaka and Mariah Mills, Daniel Gale Sotheby's International Realty, 631-734-5439



NORTH FORK REAL ESTATE

\$1.3 million
This Victorian, on a 3.34-acre property, offers four bedrooms and 2½ bathrooms. The house includes a living room, formal dining room, eat-in kitchen, master suite, full basement and detached two-car garage. Taxes \$14,832. Sheila Izzo, North Fork Real Estate, 631-384-5551

RECENTLY SOLD

\$530,000
PINWOOD ROAD
Style Ranch
Bedrooms 3
Bathrooms 2
Built 1983
Lot size 0.34 acres
Taxes \$6,922
Increased \$1,000
Days on market 143

\$775,000
STILLWATER AVENUE
Style Colonial
Bedrooms 4
Bathrooms 3 full, 1 half
Built 2004
Lot size 0.49 acres
Taxes \$8,928
Reduced \$150,000
Days on market 191

\$1.3 million
SKUNK LANE
Style Farmhouse
Bedrooms 6
Bathrooms 6 full, 1 half
Built 2001
Lot size 2.65 acres
Taxes \$14,115
Reduced \$99,000
Days on market 142

ON MULTIPLE LISTINGS

Number of houses 24
Price range \$425,000-\$5.5 million
Tax range \$4,420-\$73,856