

*FROM COTTAGES TO CASTLES - BUYERS/SELLERS/RENTALS
OLD FASHIONED SERVICE COMBINED WITH STATE OF THE ART
TECHNOLOGY*

Barbara J. Brundige, Licensed Associate Real Estate Broker

**Closings of Luxury Homes
Over \$4 Million since last
November**

**246 Piping Rock Road,
Matinecock: \$5,400,000**

Closed 1/9/2015 at 16.9% off asking price. Custom built 13 room stone manor home on 5.2 acres bordering the Piping Rock Club Golf Course. Designed by renowned architects Smiros and Smiros with many luxury custom details. Top of the line hydrocourt clay tennis court and salt water pool. Built in 2007.

**4 Valentines Farm Court,
Old Brookville: \$10,000,000**

Closed 11/1/2014 at 15.3% off asking price. 14 room mansion on 3 acres built in 2004. 15' ceilings in lower level with walk out to pool, patio, cabana and tennis. Elevator from basement to attic. Custom hand painted murals. 22' high ceilings in entry way with designer mosaic floors. 5 fireplaces and spanish clay roof.

**112 Lower Horse Shoe Road,
Mill Neck: \$ 11,500,000**

Closed 12/22/2014 at 13.5% off asking price. 1931 Gold Coast 14,000 square foot front estate on 10 acres in diamond condition. Total renovation in 2007, 25 rooms, 7 bedrooms, 9 full baths, 3 half baths, wine room, gym, sauna, 24 heat zones, 6 fireplaces, 5 car garage, 60' pool, pool house and 3,000 square foot guest house.

**Brundige Team Puts Humes Estate
In Contract:**

**Consider North Shore Land Alliance for Large
Acreage Benefits**

After over 2 years of marketing with our co-lister Clifford Packingham of Engle and Voelkers, we are happy to announce that the Humes Estate is in contract with the North Shore Land Alliance. The 28 acre estate is contiguous to Shu Swamp Preserve. The estate has 9 residences with an 8,400 square foot main house built in 1924 for the Hume's family. The oldest Sycamore and Walnut trees in Nassau County are on this lovely property. Several of the additional residences on the property were used to house staff including grooms, cooks, gardeners and housekeepers. The Tavern House located on Glen Cove/Oyster Bay Road was a roadside tavern in the 1800's. The Land Alliance plans to preserve most of the estate with plans to sell one or two building lots. The Estate is in contract for \$5.2 million.

**My International Nationwide Referral Service
For Your Real Estate Needs**

Recently we received two calls from current clients who needed international assistance. One needed help with a family property north of Venice and the other wanted an agent in Turks & Caicos. Please note the enclosed flier on our Knight Frank partnership which enables us to contact agents worldwide for our clients. In addition, I am a Certified International Property Specialist, a credential that took over a year to study. This group of real estate professionals also provide contacts for me nationwide as well and they have helped me in Florida, California and other locations.

**Consider Listing Your Home
Before The Spring While There Is Less Inventory.
Ask Us About Our Complimentary Staging Service**

2014 Closes With Mixed Reviews

Long Island prices climbed in December with a reduced volume of sales and more inventory. Experts believe that a slower moving housing market is more stable and balanced between buyers and sellers especially as buyers are cautious while maintaining their income growth and stability. The median house price in December was up 5.4% for Nassau and 1.7% for Suffolk (Newsday L.I. Business January 14, 2015). The number of houses that closed was down 8% in Nassau and 10% in Suffolk. The volume of houses in contract in December was up 15.7% in Nassau and 11% in Suffolk compared to same period in 2013. The December inventory was up 5% from the year before. A market sensitive asking price continues to be the best marketing technique for sellers to get showings and sales.

Lower Mortgage Rates May Help Boost 2015 Sales

The Wall Street Journal recently in mid-January reported a 3.73% rate for a 30 year fixed rate mortgage, the lowest rate since May 2013. This rate has sparked a hike in refinancing applicants and economists are hopeful it will initiate more mortgage applications. More buyers are out now than at this time last year. A major factor in having a positive housing market is consumer confidence in reliable income growth and a friendlier climate at the banks with their mortgage process.

A Private Pool In Every Unit

The newest hot amenity for luxury developments is a private pool for every unit (Mansions/Wall Street Journal, January 2015). This amenity is designed to make condo residence more like a single family home. Some of the locations featuring this are in Kuala Lumpur, Bahamas (Honeycomb Condos) and Mumbai. The material used for these pools is the same that is used in large aquariums. The Porsche Design Tower in Sunny Isles Beach, Florida has 10 x 15 foot pools with most of its 132 units! These pools are made of stainless steel and have a Jacuzzi feature. In Manhattan's Chelsea area Soori High Line has heated pools in 16 of its 31 units!

The Latest in High Tech/Convenient Self Storage

Make Space and UrBin are offering a new self-storage concept: valet storage where pick-ups and delivery requests can be made online and clients can view online inventories and photos of their possessions! Empty containers or boxes are delivered and picked up. For example, lockable containers can cost \$20/month each. Box Butler is another company with this service. There is always the more traditional mini storage which for a lot of stuff may be more cost effective and some have courtesy vans or trucks to use. The "concierge" storage is by appointment and therefore not as accessible.

Airbnb and Home Away: Vacation Rental Sites

Choices for places to stay when traveling have expanded with sites like Airbnb and Home Away over the last few years. Home Away has whole units for rent, focuses on vacation places and is geared for families or groups. The new group as per Brian Sharples, founder of Home Away (Wall Street Journal December 2014) is "framelies", friends and family who wish to travel together! Home Away has partnered with Uber and the delivery service Instacart to provide services after a property is booked. Florida is their biggest market stateside and France is the most popular country in Europe. Airbnb is an excellent source for a place to stay for business travelers. A room in a home or an entire house can be booked with this service. Homeowners in either program enjoy the additional income for future house renovations or regular cash flow!

Email me about our new Elli App with 3D searching capability!

Barbara J. Brundige, LBA

Best Contact Time: Home Office 8:30-10am & 4-6pm 516.922.3944

(best place to leave messages due to uneven cellular reception)

Email – Anytime – bjbrundige@aol.com

24 Hour Voice Mail 516.624.9000 x 209 Cell Phone 516.242.7878

Your referrals continue to be the heart of my business, Thank You!



East Hampton Villager: A Modular Home Taken To The Luxury Level



This exquisite 3,300 square foot residence on a ¼ acre lot within walking distance to the village is 95% complete. The builder has done over 100 modular homes from \$250,000 to just under one million not including the cost of the lot. The modular concept is intriguing as an investment/spec house, a weekend home or a retirement residence. You have the option of traveling with the builder to the factory to custom design your home as well as to add features when it arrives. Two major advantages of a modular home are that it is cost effective and very well built (energy star efficient) as it has to travel 400 plus miles to its destination.

Special custom features of this lovely East Hampton home include cedar siding, cedar shingle roof, Anderson “A” windows, custom porch, outdoor shower, outdoor herb garden planter, built in grill and large lower window wells on 2 sides acting as egress areas for the lower level living space.

Call us for further information about custom modular homes and their endless possibilities in the Brookvilles or the Hamptons!!!

*Consider One of Our Summer Rentals
As Your Next Hamptons Experience!*



15 Gould Street, East Hampton

Season: \$90,000
June: \$25,000
July: \$40,000
August: \$45,000

“One year new” 4 bedroom home steps from train and village. Tasteful renovation throughout. Exquisite professional landscaping with fountains, heated pool and pool house.”

172 Cove Hollow Road, East Hampton

July: \$60,000
August: \$75,000
July/Labor Day: \$135,000

“South of Route 27 on one acre of lovely property, this residence boasts 2 master bedrooms: first and second floor, 10 rooms, 5 bedrooms, beautiful gardens and heated saltwater pool.”

HELLO WORLD.



DOUGLAS ELLIMAN FINE HOMES | KNIGHT FRANK RESIDENTIAL

A LUXURY BRAND ALLIANCE IN GLOBAL REAL ESTATE

Douglas Elliman Real Estate and Knight Frank Residential, have launched a new global brand alliance, resulting in the largest interactive and connected network for prime and super prime residential properties in the world.

Under the Douglas Elliman Fine Homes | Knight Frank Residential alliance, the two firms share marketing resources for domestic and international properties in the top 10% of each market we service through co-branding across New York City, the Hamptons, Long Island, Westchester, South Florida and Los Angeles. Together, we will leverage our reach through our global network to jointly market more than \$47 billion worth of prime and super-prime properties.

In addition, *The Wealth Report*, Knight Frank Residential's marquee annual publication offering unparalleled global market analysis covering global prime property markets, wealth distribution, and investment sentiment will be jointly published and distributed worldwide.

This new global alliance is a testament to our shared history, vision, and commitment to our clientele. With our best agents, the finest international properties, and in-depth global market analysis, we are offering our customers a truly seamless experience whether they're in Malibu, Manhattan, or Moscow.

\$47,000,000
IN PRIME REAL ESTATE WORLDWIDE

17,000
REAL ESTATE PROFESSIONALS

412
NETWORKED
OFFICES

52
COUNTRIES

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 **Douglas Elliman** EST. 1911
REAL ESTATE



DOUGLAS ELLIMAN & ZILLOW

THE ULTIMATE PAIRING OF TECHNOLOGY, DATA, AND LOCAL EXPERTISE.

Elliman has partnered with Zillow, the Internet's leading real estate listings portal, on a marketing campaign that gives our sellers a leg up on the competition.

With technology that identifies search origins, foreign buyers are targeted in a brand campaign that provides our sellers exclusive access to a growing pool of influential investors and homebuyers.

Our listings are also fully branded and, because only an Elliman agent is exclusively presented as a contact for the listing, the seller can be confident their property is in trusted hands.

Making a property stand out can be difficult. We just made it a whole lot easier.

OUR PARTNERSHIP BY THE NUMBERS

- + 82 MILLION UNIQUE VISITORS A MONTH
- + ELLIMAN'S 9,000 LISTINGS WILL GET 90,000 LISTING VIEWS EACH DAY
- + 3 MILLION+ LISTING VIEWS*
- + 100 MILLION + SEARCH RESULT VIEWS*
- + 10,000+ ADDITIONAL LEADS*
- + 85% OF BUYERS AND 53% OF SELLERS VISIT ZILLOW.COM BEFORE CHOOSING AN AGENT
- + 37% INTERNATIONAL TRAFFIC
- + 65% OF ZILLOW'S VISITORS COME FROM A MOBILE DEVICE

*ESTIMATED IMPACT

ASK ELLIMAN.COM

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