



“From Cottages to Castles”

North Shore Gold Coast & The Hamptons

Barbara J. Brundige

Licensed Associate Real Estate Broker

Fall 2011 Newsletter



Luxury Sales Over \$3.8 Million Are Slow In “The Brookville’s” 6/1/11 - 10/31/11

Two Sales over \$5 million

Mill Neck

*127 Horseshoe Road “The Chimneys”
\$14,000,000*

24 acres with 900’ of waterfront property with an exquisite 1928 Tudor 17 room mansion complete with 7 bedrooms, 8 full and 3 half baths. Several out buildings included a carriage house with 2 bedroom apartment, 5 car garage, 6 stall stable, additional 10 car garage, greenhouse, pool and tennis court.

Centre Island

*Centre Island Road, Centre Island
\$9,100,000*

Rupert Murdoch’s estate “Roseheartly” finally sold after several years on the market at much higher asking prices. The nineteen room main house had eleven bedrooms, 7 full baths and a powder room. The waterfront 4.6 acre estate has 260’ of sandy beach, 50’ pool with pool house, lighted tennis court, beach cabana and 8 car garage.

Two Sales around \$4 million

*1314 Ridge Road, Laurel Hollow
\$4,100,000*

Twelve room 1996 John Kean brick Colonial in exquisite condition included 6 bedrooms, 6 full baths, 2 half baths, pool with spa/pool house, as well as a garage apartment. The main house also had a gym, wine cellar, billiard room and the 2.3 acres property has beautiful gardens and specimen trees.

*1242 Moores Hill Road, Laurel Hollow
\$3,800,000*

Fourteen room 2011 cedar/stone Colonial on 2.56 acres was built by the Warrell Group. Six bedrooms including spacious master suite, 6 full baths, powder room, bonus room and 3 fireplaces.

The Decline of Our Song Bird Population: What is the Solution?

One focus I have had for many years is “the green initiative” & environmental changes play into that subject. David Lamb, ASLA Landscape Architect, just sent me information on the decline of our song bird population - 50% since the 1950’s.

Developers of commercial and residential properties have replaced native plants with ornamental plants (domestic and imported) that are more “pest free”. The primary food for birds is insects. Our native insects need a certain type of plant, many of which have been taken away.

Take a look at any McDonald’s store landscape and you will see mainly “alien” plants which were thought to be an advantage as being “pest free” and they remain perfect over time. In addition, some trees native to our area have become invasive such as the Norway Maple which prevent other species from growing.

We need to bring back the food source for the insects which leads to food for the song birds. We need to replace current landscaping with native trees, shrubs and herbaceous plants. This would help connect open “wild lands” and woodlands and increase biodiversity which is being lost under our current practices.

This initiative can have multiple strategies and native plants can be used in landscape planning. Everyone has the means to contribute in some way on all sizes of property.

You can reach David for more information at 516.922.7000 or david.lamb1@att.net.

Is it time to replace your refrigerator?

Recently I came across an article by Barbara Thau on refrigerators - new styles, prices and features to look for, as well as ones you could do without.

Prices run from \$800 to \$10,000 (Subzero, Northand). They last about 10 years on average. The design determines the price, the traditional freezer on top model being the least expensive. Middle price range is the side by side (\$800-\$2,700). Top dollar is the French door with two top doors and freezer on the bottom. (\$1,400-\$2,800)

The article focuses on cost saving hints. Digital temperature controls, rapid ice features and features to keep food fresher longer are things you could eliminate. The article states that how you store your food will largely prevent it from spoiling, not special features in the refrigerator.

Two features to look for include split shelves so you can customize the space for your needs and gallon size door storage for large bottles of juice, water or soda. Replacing an old fridge can also save money on utility bills. Energy star rated appliances use approximately 20% less energy. The article recommends Amana with a bottom freezer as a good buy and if you want to do the French door model, Samsung for about \$1,500 (Stainless Steel) is high on the list.

In my opinion for resale, the freezers on the bottom models or large side by side units are both good models to consider. (Some of the side by side models have very narrow shelves)

~ O V E R ~

2011 Hampton Designer Showcase
1224 Scuttlehole Road,
Bridgehampton

The showcase estate this year featured a 20 room compound, a 12,000 square foot new construction plus pool house on 2.4 acres overlooking several horse farms and 1 ½ miles from Bridgehampton. There are 7 bedroom suites, 9 full baths and 3 half baths. Some interesting decorating features included attractive “basket weave” tiles in some of the baths, multiple poolside conversation areas with movable umbrellas and floor lamp type outdoor lighting, and tall trees planted to screen the house from the second floor so you only saw horse fields not the busy road in front of the house. The two story 1,500 square foot pool house was unique and had indoor/outdoor serving kitchen/bar areas and 2 full baths. The second floor really added to potential uses as a guest house/staff area. Asking \$6,450,000

Residential Mobility Rates –
Down for Long Island

A recent (10/28/2011) Long Island Business article states that new census data shows that one in four Long Island households moved to their current home in the last 5 years, down from one in three in prior studies (1990-2000). Demographic patterns are studies done by government planners and officials who may, for example, extend time lines for capital projects due to lack of revenue from mortgage taxes. One seller quoted in the article has had his water front home for sale for 3 years and has reduced the price 40% to \$639,000. The seller feels the \$28,000 tax bill for this home is part of the problem. A major factor in the lower mobility rates is that businesses in our area are not creating as many jobs as they once did.

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

If you would like any further information on “Solds” or “For Sales” in your area, please call me.

Ask Me About One Month’s FREE Storage @ Westy’s in Hicksville

Barbara J. Brundige, LBA

Best Contact Time:

Home Office 8-10am & 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

*Low Oyster Bay Taxes Plus Private Beach Community
Perfect for Starter or Retirement*



Laurel Hollow

Two building compound includes charming 3 bedroom home plus 2 car garage with guest quarters / home office. Exquisite property with specimen trees. Low Oyster Bay taxes plus Laurel Hollow beach & mooring rights. Minutes to Syosset train & villages of Syosset, Oyster Bay and Cold Spring Harbor. Web# 2427558
Asking \$912,000



Mill Neck Estates

Location Location Location
At the end of a country lane on oversized lot. Room for pool or to add on any of the 4 sides of the house! Private community beach/ mooring rights. Minutes to the seaside villages of Oyster Bay & Bayville.
Web# 2393694 Asking \$699,000



Barbara J. Brundige

Licensed Associate Real Estate Broker
Certified International Property Specialist, Certified Luxury Home Specialist
(516) 624-9000 Ext. 209 Home Office (516) 922-3944
bjbrundige@aol.com bbrundige@elliman.com
www.barbarabrundige.com www.elliman.com/bbrundige

