



KNICKS TRADE PORZINGIS, 3 OTHERS TO DALLAS

SPORTS

newsday.com
\$2.50 LI EDITION
Friday
Feb. 1, 2019

SPORTS FINAL
Newsday

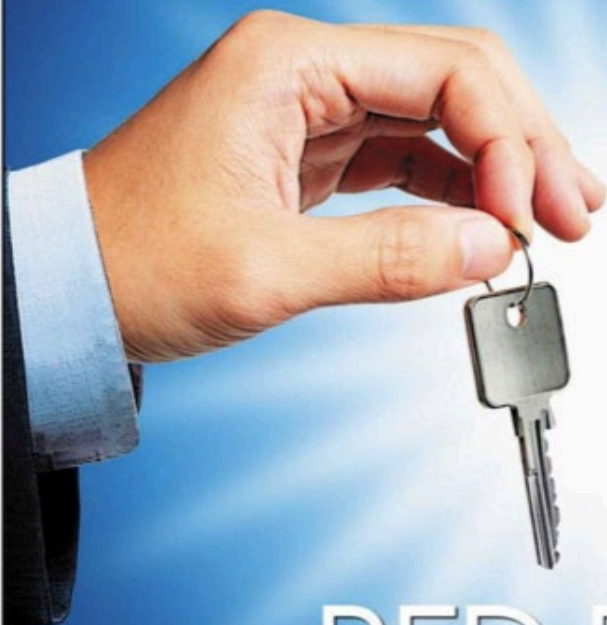

HI 22° LO 16°
MOSTLY CLOUDY

FRIDAY, FEB. 1, 2019

Newsday

LIhome

FOR SALE
TINY
HOUSES
C4



RED FLAGS FOR RENTERS

8 THINGS TO WATCH FOR BEFORE SIGNING A LEASE

C8

HOME SALES Search for the newest listings newsday.com/realestate

NEWSDAY ILLUSTRATION / AED LEVINE SOURCE PHOTOS ISTOCK

buying in Islip Terrace



The Wolpert Building, a former sanctuary, is named for one of the founders of Islip Terrace.

BY MICHAEL GAVIN

michael.gavin@newsday.com

THE SCOOP Islip Terrace, a residential community of mostly single-family homes, is “a model of suburbia,” says Islip Town Supervisor Angie Carpenter.

The hamlet, she says, is close to numerous parks and entertainment options.

As part of Central Islip’s \$10 million downtown revitalization — funding that was awarded in August for new housing, commercial development and transportation improvements — a corridor on Carleton Avenue that leads to Islip Terrace is expected to be upgraded and improved.

“Islip Terrace is energized by what’s happening in Central Islip,” Carpenter says of the communities, which border each other.

Common housing styles in Islip Terrace include ranches, high-ranches and Capes, says Jackie Stewart of Douglas Elliman Real Estate in East Islip. Houses typically range in price from \$350,000 to \$450,000.

“You get a little bigger piece of property than average in Islip Terrace, and the taxes are reasonable compared to East Islip or West Islip,” Stewart says, noting that Islip Terrace offers many parcels that are about 80-by-120 feet, in addition to many horse properties that allow barns and stables.

The area, with a variety of shopping options,



offers easy access to Sunrise Highway and Heckscher State Parkway, which provides direct access to Heckscher State Park, Stewart adds.

Islip Terrace, home to East Islip High School, is just west of the nearly 3,500-acre Connetquot River State Park Preserve. Nearby attractions also include the Bayard Cutting Arboretum and Bethpage Ballpark, home of the Long Island Ducks.

CONDOS There are none on the market.

SALES PRICES Between Jan. 1, 2018, and Jan. 15, there were 93 home sales, with a median sale price of \$365,000, according to the Multiple Listing Service of Long Island. The low price for that period was \$166,250, and the high was \$545,000. During that time period a year earlier, there were 84 home sales, with a median sale price of \$337,500. The price range was \$156,000 to \$615,000.

SCHOOLS Most students attend East Islip High School. Others go to Central Islip and Connetquot high schools.

OTHER STATS

Town Islip
Area 1.4 square miles
ZIP code 11752
Population 5,389
Median age 38.4
Median household income \$108,438

Median home value \$366,000*
LIRR to NYC From Central Islip, 63 to 77 minutes at peak
Monthly ticket \$391
School district East Islip, Central Islip, Connetquot

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

NOW ON THE MARKET



\$294,900

This ranch, with three bedrooms and two bathrooms, includes a living room, an eat-in kitchen and a master bedroom with a new bathroom. The house, on a 50-by-100-foot property, also has a partial basement and an attic. Taxes: \$8,883. Robert Ferrara, Migrate Realty, 631-905-8814

MIGRATE REALTY



\$349,000

This three-bedroom, two-bathroom Cape has an entry porch, living room, dining room and remodeled kitchen with granite countertops. The 50-by-183-foot property includes a partial basement and a detached, two-car garage. Taxes: \$8,778. Susan Simmons, Coach Realtors, 631-338-1936

COACH REALTORS



\$485,000

This renovated high-ranch, with four bedrooms and two baths, includes a living room-dining room combination with sliders opening to a deck, a den and a kitchen with an island. The 0.17-acre property has a 2 1/2-car garage. Taxes: \$10,575. Eileen Collini, Charles Rutenberg Realty, 631-786-5266

CHARLES RUTENBERG REALTY

RECENTLY SOLD

\$303,000
ANDREWS AVENUE
Style Cape
Bedrooms 3
Bathrooms 1
Built 1917
Lot size 50 by 183
Taxes \$7,886
Reduced \$12,000
Days on market 129

\$390,000
SALEM STREET
Style Ranch
Bedrooms 3
Bathrooms 2
Built 1963
Lot size 50 by 100
Taxes \$10,492
Increased \$1,000
Days on market 91

\$449,300
ARGOSY STREET
Style High-ranch
Bedrooms 3
Bathrooms 2
Built 1964
Lot size 75 by 280
Taxes \$12,923
Increased \$14,300
Days on market 126

ON MULTIPLE LISTINGS

Number of houses 16
Price range \$263,000 to \$485,000
Tax range \$7,911 to \$13,113