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## HOMETOWNS

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Your LI Home Q

# buying on Shelter Island



Crescent Beach along the Peconic River is just one of the attractions on Shelter Island.

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**THE SCOOP** Long Island's North and South Fork are like two arms reaching around Shelter Island, says the town's supervisor, Gary Gerth.

"People say as soon as you pressure drops, and it feels like vacation time," says resident Penelope Moore of Saunders & Associates real estate agency.

The 12-square-mile town, which includes Shelter Island and Shelter Island Heights, has a year-round population of roughly 2,500 residents, Gerth says. That number climbs to around 12,000 in the summer, he adds, as residents take advantage of the island's offerings. Newsday reported in April that Shelter Island officials were considering changes to the town's short-term rental law, which requires a town license and two-week buffer between stays, to help residents who depend on summer rental income.

Surrounded by Shelter Island Sound and Gardiners Bay, Shelter Island is home to beautiful beaches, inns, eateries and the 2,000-plus-acre Mashomack Preserve. Gerth says there is a proposal to add bike paths to both sides of Route 114, the island's main thoroughfare. He says the Historical Society underwent a recent renovation, adding a 2,800-square-foot history center with space for exhibits, offices and



get on the ferry, your blood interactive educational programs. Shelter Island also is home to the Sylvester Manor Educational Farm, whose historical windmill is being restored.

The island — which also includes Ram Island, Little Ram Island, and the incorporated village of Dering Harbor — offers a variety of housing styles, from ranches to waterfront Victorians, Moore says. Prices, she adds, can range from around \$600,000 to as much as \$10 million.

### CONDOS AND TOWN HOUSES

There is one co-op on the market in Shelter Island Heights for \$375,000.

### SALES PRICES

Between April 1, 2018, and May 16, 2019, there were 14 home sales with a median sale price of \$1,062,250, according to the Multiple Listing Service of Long Island. The low price for that period was \$700,000 and the high was \$4 million. During that period a year earlier, there were 12 home sales with a median sale price of \$1,305,000. The range was \$584,900 to \$2.85 million.

### OTHER STATS

**Town** Shelter Island  
**Area** Shelter Island, 6.5 square miles; Shelter Island Heights, 5.4 square miles  
**ZIP code** 11964, 11965  
**Population** Shelter Island, 1,333; Heights, 1,048  
**Median age** Shelter Island, 48.2; Heights, 58.0  
**Median household income** Shelter Island,

\$110,148; Heights, \$120,787  
**Median home value** \$999,500\*  
**LIRR to NYC** from Greenport, 2 hours 50 minutes at peak  
**Monthly ticket** \$500  
**School district** Shelter Island

SOURCES: 2010 Census; mls.com; LIRR  
\*Based on sales in the past six months, according to MLSU

### NOW ON THE MARKET



DOUGLAS ELLIMAN REAL ESTATE

**\$699,000**

This ranch on 2.2-acres includes two bedrooms and one bathroom. It features a living room, formal dining room and eat-in kitchen. The property has two detached garages that total 1,221 square feet and can hold up to five cars. Taxes: \$3,030. Christine Beckwith, Douglas Elliman Real Estate, 631-365-6091



BROWN HARRIS STEVENS

**\$749,000**

This three-bedroom, two-bathroom ranch has an open floor plan featuring a living room with fireplace, kitchen and dining area, plus a family room and an en suite master bedroom. The 1/2-acre property includes an attached, 2 1/2-car garage. Taxes: \$2,813. Barbara Brundige, Brown Harris Stevens, 516-242-7878



DANIEL GALE SOTHEY'S INTERNATIONAL REALTY

**\$899,000**

This three-bedroom, 2 1/2-bath farmhouse features a living room with a stone fireplace, an eat-in kitchen and a master suite. The house, on 0.97 acre, also has a screened porch and attached two-car garage. Taxes: \$4,703. Debra Von Brook Binder, Daniel Gale Sothey's International Realty, 631-872-2889

### RECENTLY SOLD

**\$727,000**

**ST. MARY'S ROAD**  
Style Farmhouse  
Bedrooms 3  
Bathrooms 2 full, 1 half  
Built 1908  
Lot size 0.71 acre  
Taxes \$4,721  
Increased \$77,100  
Days on market 106

**\$999,500**

**SUNSHINE ROAD**  
Style Farmhouse  
Bedrooms 4  
Bathrooms 3  
Built 2013  
Lot size 0.92 acre  
Taxes \$4,500  
Reduced \$195,500  
Days on market 83

**\$1.98 million**

**TARKETTLE ROAD**  
Style Contemporary  
Bedrooms 4  
Bathrooms 5 full, 1 half  
Built 2001  
Lot size 11 acres  
Taxes \$11,605  
Reduced \$315,000  
Days on market 236

### ON MULTIPLE LISTINGS

**Number of houses** Shelter Island, 9; Heights, 13  
**Price range** Shelter Island, \$699,000-\$1.595 million; Heights, \$760,000-\$9.75 million  
**Tax range** Shelter Island \$2,813-\$11,261; Heights, \$2,600-\$22,376

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