

A white boat is shown from the side, moving across a calm lake. The sun is setting on the right side of the frame, creating a golden glow on the water and the sky. The boat's windows reflect the sunset. A white stylized logo, resembling a mountain peak or a stylized 'A', is centered over the lake.

Port Jefferson Hills

A wide-angle shot of a vineyard at sunset. The rows of grapevines are neatly planted in the foreground, leading towards a line of trees in the background. The sky is filled with soft, white clouds, and the sun is low on the horizon, casting a warm light over the entire scene.

The North Fork Gateway at Ridge



OUR STORY

With over 30 years of experience, we specialize in high-end and exclusive residential homes as well as commercial. Producing high quality homes for a high quality life is the key to every home we build. We understand the excitement and adventure associated with a new home transition, but there are many things that can leave a homebuyer overwhelmed at any stage of the process.

Our developments are meant to make that process easier; from application to financing to move-in day. By working with an experienced team of local contracting, financial, and real estate experts, you can count on our experts to deliver you the home of your dreams in the highly-desired North Fork region of Long Island, NY.

OUR MISSION

To deliver a relaxed and refined buying and selling experience. We stand out from the rest with our standards of integrity, expertise and sophistication.





THE NORTH FORK GATEWAY AT RIDGE

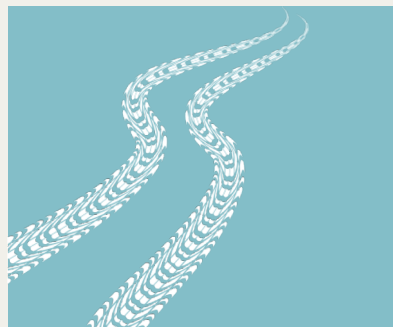
A hidden suburban gem, Ridge, NY is conveniently located a few miles from the Long Island Expressway minutes away from Long Island's award-winning wineries, farms, and beaches.



Nearby parks & hiking trails



Close to Tanger Outlets & other shopping



Gateway to the famous North Fork Wine Trail



"LIVE THE LIFE YOU
DREAMED OF BEING
CLOSE TO IT ALL."

Long Island's prestigious North Shore can be
your daily getaway!

Limitless beaches, wineries, golf courses, and
so much more.



THE PROCESS



Choose Your Lot



Design Your
New Home



Lock Rate &
Close Once



Move Into Your
Dream Home



Premium Lot :
+\$30,000 Premium

■ +\$20,000 Cul-De-Sac Premium
(approximately +\$85 / month for 30 years)



The North Fork Gateway

Ridge, NY | Port Jefferson, NY | Rocky Point, NY



Your Dream Home is Worth the Wait

NOW THERE'S A SIMPLIFIED APPROACH TO CONSTRUCTION FINANCING

Introducing The POWER OF ONE from Valley Bank

In contrast to most banks, upon approval, Valley will offer you the certainty and convenience that you require. That means ONE LOAN for the construction phase and permanent phase of your mortgage, along with ONE CLOSING that takes place at the beginning of the process.



Peace of mind

Gain peace of mind knowing you only have to go through the loan process once



One rate structure

Enjoy one defined rate structure for the life of your loan



Professional Support

A team of banking & construction professionals who have your back

A lender that's there for you

For more than 90 years, Valley has provided buyers with specialized lending knowledge along with exceptional service. We promise to deliver the care and expertise you deserve.



Joe Deluca

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CONSTRUCTION TO PERMANENT LOANS:

Why they may be right for you



Your custom built home typically comes with a choice of financing options; the one many builders prefer is a Construction to Permanent Loan. Otherwise known as a **C2P LOAN**, the borrower takes out one loan that covers both the construction phase and permanent phase of the mortgage.

When you take out a C2P Loan, you are essentially assuming responsibility for financing the construction of your unit from your builder. This allows them to use their capital for other needs and ensures that you are committed to the property.

1

Your interest rate risk is reduced

With a C2P Loan, your interest rate structure is spelled out at the beginning of the process. If you take out a construction loan and then a permanent loan when the construction phase is over, you face the risk of higher rates on your second, longer-term loan. This risk is heightened when current rates are expected to rise.

2

You only need to qualify once

You qualify for financing once - prior to construction. That means the gathering of documents is a one and done process. But more importantly, you are protected in the event of job loss, medical emergency, or other circumstances which could preclude you from getting a second mortgage if you had to apply again.

3

You only need to close once

Closing costs can amount to thousands of dollars. Doing it once means only one round of closing costs. You could use the savings that result by avoiding a second closing on furnishings, landscaping and other items that are not covered as part of the construction.

4

You only get appraised once

When you take out two separate loans or an end loan, your property and home will get appraised twice by the bank. If your second appraisal is less than the first one, you may have to come up with additional money to buy down the mortgage. A C2P Loan eliminates this risk.



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The Mattituck | \$699,000



The Jamesport | \$724,900



The Jamesport Plus | \$749,900



The North Fork Ranch | \$739,900



The Mattituck

- FIRST FLOOR: 1,200 SQ FT
- SECOND FLOOR: 1,060 SQ FT
- TOTAL: 2,260 SQ FT
- 2-CAR GARAGE: 520 SQ FT
- 4 BEDROOMS
- 2.5 BATHROOMS



FIRST FLOOR PLAN
1/4" = 1'-0"

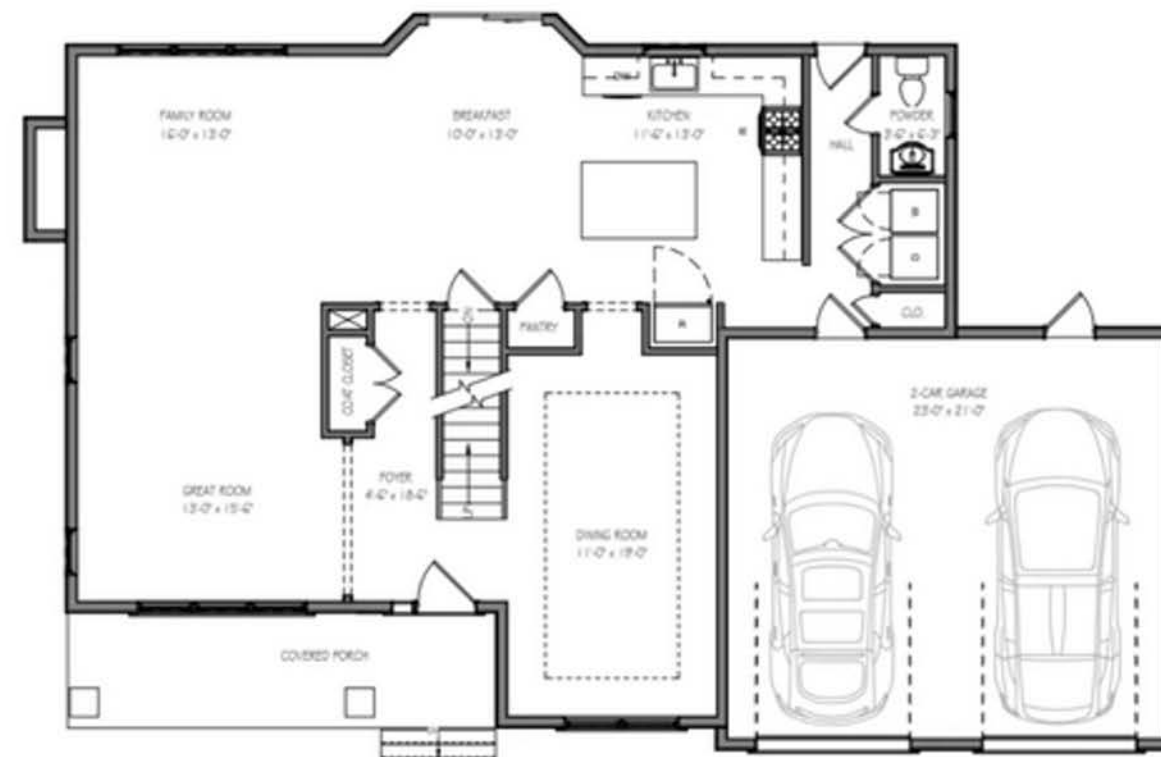
THE MATTITUCK
FIRST FLOOR: 1,200 SF
SECOND FLOOR: 1,060 SF
TOTAL: 2,260 SF
2-CAR GARAGE: 520 SF
4 BEDROOMS
2.5 BATHROOMS



SECOND FLOOR PLAN
1/4" = 1'-0"

The Jamesport

- FIRST FLOOR: 1,300 SQ FT
- SECOND FLOOR: 1,130 SQ FT
- TOTAL: 2,430 SQ FT
- 2-CAR GARAGE: 518 SQ FT
- 4 BEDROOMS
- 2.5 BATHROOMS



FIRST FLOOR PLAN

1/4" = 1'-0"



THE JAMESPORT

FIRST FLOOR: 1,300 SF
SECOND FLOOR: 1,130 SF
TOTAL: 2,430 SF
2-CAR GARAGE: 518 SF
4 BEDROOMS
2.5 BATHROOMS



SECOND FLOOR PLAN

1/4" = 1'-0"



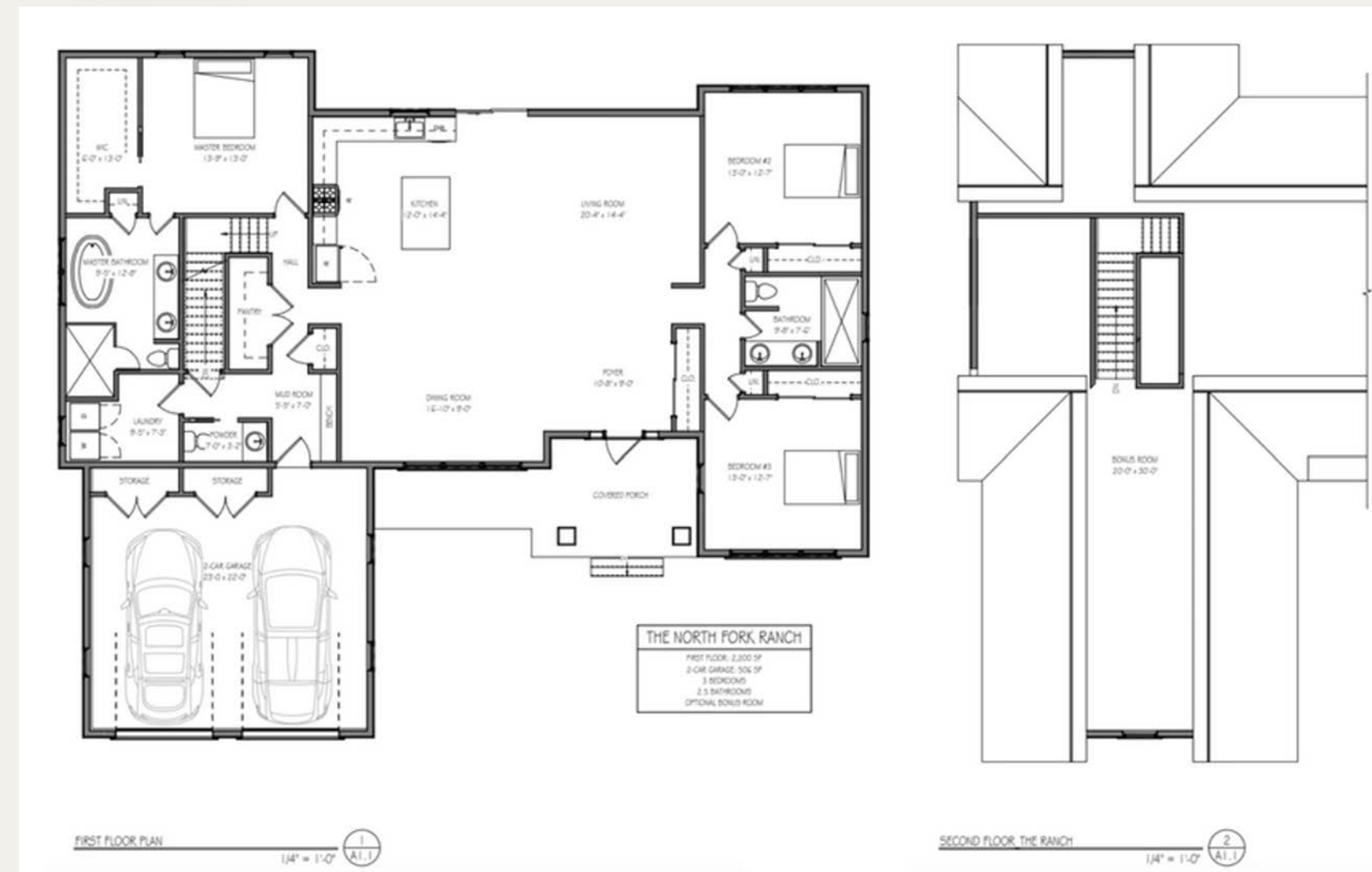
The Jamesport Plus

- FIRST FLOOR: 1,470 SQ FT
- SECOND FLOOR: 1,130 SQ FT
- TOTAL: 2,600 SQ FT
- 2-CAR GARAGE: 518 SQ FT
- 4 BEDROOMS
- 2.5 BATHROOMS
- OFFICE
- 1ST & 2ND FLOOR WASHER / DRYER



The North Fork Ranch

- FIRST FLOOR: 2,200 SQ FT
- 2-CAR GARAGE: 506 SQ FT
- 3 BEDROOMS
- 2.5 BATHROOMS
- OPTIONAL BONUS ROOM





YOUR DREAM HOME AWAITS

LIVE THE LIFE YOU WERE MEANT
TO LIVE IN RIDGE



A HIDDEN SUBURBAN GEM

Ridge, NY is located in the town of Brookhaven in Suffolk County. With a population of only 13,000, the North Fork Gateway at Ridge allows occupants to have more than enough space to pursue the freedoms of their property. This neighborhood is conveniently located a few miles from the Long Island Expressway, and just minutes away from Long Island's award-winning wineries, farms, and beaches. There is always something to do here in Ridge!



631-500-0235

Call us today to make that
storybook lifestyle yours!



For More Information
hello@NorthForkGateway.com



371 S. Oyster Bay Road
Plainview, NY 11803



Visit Us
northforkgateway.com

MORE ABOUT OUR HOMES

FOUR MODELS:

Model A:

- First Floor: 1,200 sq ft
- Second Floor: 1,060 sq ft
- Total: 2,260 sq ft
- 2-Car Garage: 520 sq ft
- 4 Bedrooms
- 2.5 Bathrooms

Model B:

- First Floor: 1,300 sq ft
- Second Floor: 1,130 sq ft
- Total: 2,430 sq ft
- 2-Car Garage: 518 sq ft
- 4 Bedrooms
- 2.5 Bathrooms

Model C:

- First Floor: 1,470 sq ft
- Second Floor: 1,130 sq ft
- Total: 2,600 sq ft
- 2-Car Garage: 518 sq ft
- 4 Bedrooms
- 2.5 Bathrooms
- Office
- 1st & 2nd Floor Washer/ Dryer

Model D:

- First Floor: 2,200 sq ft
- 2-Car Garage: 506 sq ft
- 3 Bedrooms
- 2.5 Bathrooms
- Optional Bonus Room

YOUR DREAM HOME AWAITS

LIVE THE LIFE YOU WERE MEANT TO
LIVE IN RIDGE



LUXURY FEATURES:

Exterior Features:

- Architectural roof shingles with 30 year guarantee
- Black-top driveway and walkway to front
- Attached oversized garage with interior entry
- 6' Anderson Silverline sliding door
- Front door chime
- Outside light fixture at front & rear doors
- Aluminum leaders & gutters
- Maintenance free vinyl siding, choice of color
- 2 hose bib front & rear
- Exterior electrical outlet in front & rear
- Seeded front & rear yards

Designer Baths:

- Ceramic tile floors in all bathrooms
- White bath fixtures
- Luxurious master bath with Kohler fixtures or equivalent
- Decorator vanities in all baths
- Mirror above vanity
- Soaking tub in master bathroom
- Stall shower in master bathroom
- Ceramic tile surrounding bathtubs and showers up to ceiling
- Exhaust fans
- Light over vanities in full bathroom

Gourmet Kitchen:

- Porcelain or ceramic tile
- Appliance allowance - \$1000
- Choice of traditional wood cabinets
- Stainless steel sink in kitchen
- Color coordinated granite countertops
- Dishwasher hookup

Interior Features:

- Ceramic tile in bathrooms & laundry room
- Benjamin Moore China white paint on interior walls and trim
- Hardwood flooring in family room, living room, dining room, and stairs: wall-to-wall carpet in bedrooms and upper hall
- Oak handrails on stairs with white balusters
- PVC coated shelving in all closets
- 9 foot ceiling height on first floor
- Gas 36" fireplace
- Tray ceiling in the dining room
- Crown molding in the dining room
- Choice of interior doors with painted colonial molding & baseboard
- Tray ceiling in master bedroom

Convenience & Comfort:

- Plumbing and electrical hookups for washer & dryer
- Two (2) telephone outlets
- Two (2) cable

Energy Efficient Features:

- 95% Energy efficient Energy Star rated gas boiler
- Two zone central air conditioning
- Two zone hot water baseboard heating
- Energy efficient Energy Star rated 50 gallon hot water heater
- All copper wiring
- Upgraded 150 amp electrical service with circuit breaker panel
- Exterior wind and vapor shield
- Vinyl Silverline Single Hung tilt-out windows with grills
- R-13 insulation in interior wall
- R-19 insulation in basement
- R-38 insulation in flat ceilings



For More Information
hello@NorthForkGateway.com



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Plainview, NY 11803



Visit Us
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LUXURY FEATURES

Exterior Features:

- Architectural roof shingles with 30 year guarantee
- Black-top driveway and walkway to front
- Attached oversized garage with interior entry
- 6' Anderson Silverline sliding door
- Front door chime
- Outside light fixture at front & rear doors
- Aluminum leaders & gutters
- Maintenance free vinyl siding, choice of color
- 2 hose bib front & rear
- Exterior electrical outlet in front & rear
- Seeded front & rear yards

Interior Features:

- Ceramic tile in bathrooms & laundry room
- Hardwood flooring in main areas. wall-to-wall carpet in bedrooms and upper hall
- Oak handrails on stairs with white balusters
- PVC coated shelving in all closets
- 9 foot ceiling height on first floor
- Gas 36" fireplace
- Tray ceiling in the dining room and master bedroom
- Crown molding in the dining room
- Choice of interior doors with painted colonial molding & baseboard

Convenience & Comfort:

- Plumbing and electrical hookups for washer & dryer
- Two (2) telephone outlets
- Two (2) cable

Gourmet Kitchen:

- Porcelain or ceramic tile
- Appliance allowance - \$1000
- Choice of traditional wood cabinets
- Stainless steel sink in kitchen
- Color coordinated granite countertops
- Dishwasher hookup

Designer Baths:

- Ceramic tile floors in all bathrooms
- White bath fixtures
- Luxurious master bath with Kohler fixtures or equivalent
- Decorator vanities in all baths
- Mirror above vanity
- Soaking tub in master bathroom
- Stall shower in master bathroom
- Ceramic tile surrounding bathtubs and showers up to ceiling
- Exhaust fans
- Light over vanities in full bathroom

Energy Efficient Features:

- 95% Energy efficient Energy Star rated gas boiler
- Two zone central air conditioning
- Two zone hot water baseboard heating
- Energy efficient Energy Star-rated 50 gal. hot water heater
- All copper wiring
- Upgraded 150 amp electrical service with circuit breaker panel
- Exterior wind and vapor shield
- Vinyl Silverline Single Hung tilt-out windows with grills
- R-13 insulation in interior wall
- R-19 insulation in basement
- R-38 insulation in flat ceilings



PORT JEFFERSON HILLS

More than just a historical village, Port Jefferson is home to some of New York's most desired attractions!



Short walk to the L.I. Sound



Family and dog-friendly attractions



Close to Stony Brook University Hospital

THE PROCESS



Choose Your Lot



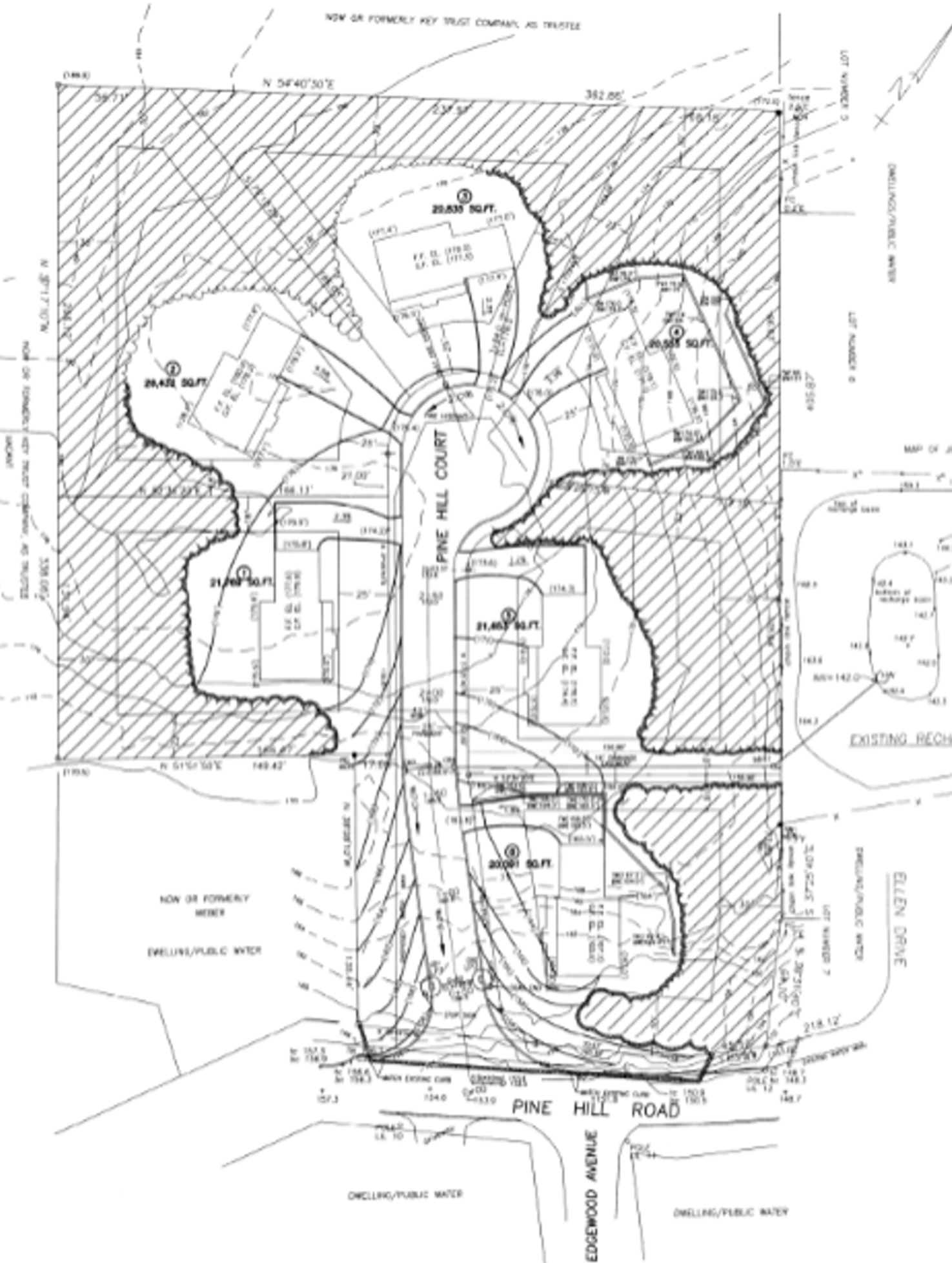
Design Your
New Home



Lock Rate &
Close Once

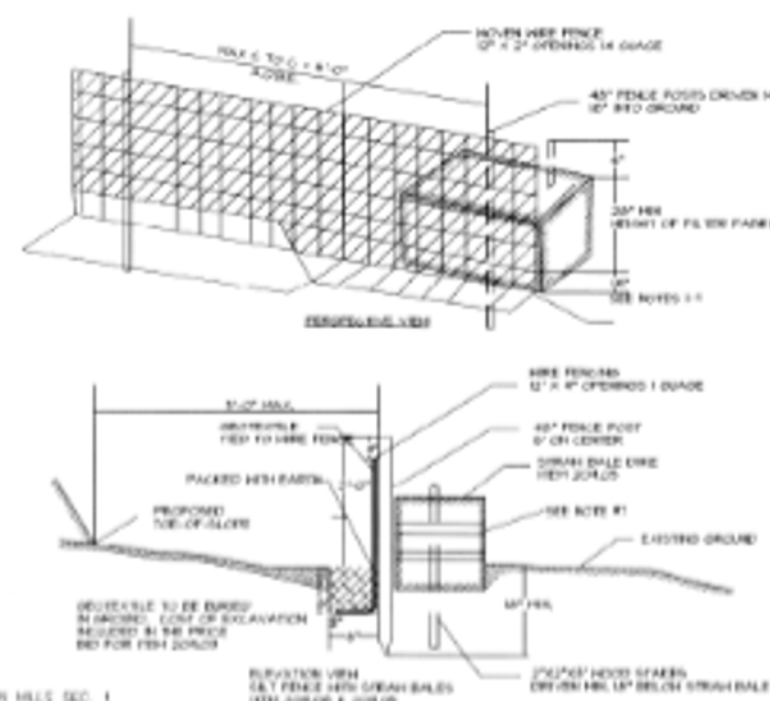


Move Into Your
Dream Home



CLEARING & GRADING PLAN

SCALE: 1" = 30'



STRAW BALE DETAIL AT BOTTOM OF SLOPE
NOT TO SCALE

- NOTES FOR SILT FENCE WITH STRAW BALES:
1. THE CONTRACTOR SHALL FASTEN THE HIRE FENCE TO THE STRAW BALES WITH HIRE TIES OR STAPLES AS SHOWN.
 2. THE FILTER CLOTH SHALL BE FASTENED TO THE HIRE FENCE WITH HIRE TIES SPACED EVERY 24" AT THE TOP AND BOTTOM.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE CONTRACTOR SHALL OVERLAP THE CLOTH AT LEAST 12" AND FASTEN WITH HIRE TIES.
 4. MAINTENANCE SHALL BE PERFORMED AS REQUIRED. USED MATERIAL SHALL BE REMOVED WHEN THE "TALLEST" DEVELOPS IN THE CATCH AREA.
 5. IF THE STRAW BALES ARE HIRE BOUND, THEY SHOULD BE ORIENTED SO THE ENDINGS ARE AROUND THE SEED, RATHER THAN THE BOTTOM OF THE BALES. HIRE ENDINGS THAT ARE PLACED IN CONTACT WITH THE SOIL SOON DECOMPOSE, AND ONLY ALLOW THE BALES TO FALL APART.

SUB-DIVISION DATA

POST OFFICE, SCHOOL DIST. & FIRE DISTRICT: PORT JEFFERSON
WATER DISTRICT: GUNFOLK COUNTY WATER AUTHORITY
ZONING: R B2 SCOT No. 206-18-1-B
TOTAL AREA: 3.45 acres

CLEARING AREAS

LOT	AREA	AREA CLEARED	% CLEARED
1	26,425 sq. ft.	10,686 sq. ft.	40.3%
2	26,425 sq. ft.	8,210 sq. ft.	31.1%
3	20,835 sq. ft.	9,131 sq. ft.	43.8%
4	20,555 sq. ft.	10,485 sq. ft.	51.0%
5	28,655 sq. ft.	11,064 sq. ft.	38.6%
6	20,078 sq. ft.	8,901 sq. ft.	44.3%
ROAD	19,403 sq. ft.	19,403 sq. ft.	100%

TOTAL SUB-DIVISION AREA = 150,453 sq. ft. = 3.45 acres
TOTAL CLEARED AREA (INCLUDING ROAD) = 62,240 sq. ft.
TOTAL PERCENT CLEARED AREA = 62,240 sq. ft. / 150,453 sq. ft. = 41.4%

EXCESS MATERIAL QUANTITY

TOTAL = 5,690 cu. yds. OFF CALCULATIONS: 141.40

GENERAL NOTES:

1. METES BOUNDS & TOPOGRAPHY FROM SURVEY BY HANDED L. 17106-1-1-1, 17106-1-1-2, 17106-1-1-3, 17106-1-1-4, 17106-1-1-5, 17106-1-1-6, 17106-1-1-7, 17106-1-1-8, 17106-1-1-9, 17106-1-1-10, 17106-1-1-11, 17106-1-1-12, 17106-1-1-13, 17106-1-1-14, 17106-1-1-15, 17106-1-1-16, 17106-1-1-17, 17106-1-1-18, 17106-1-1-19, 17106-1-1-20, 17106-1-1-21, 17106-1-1-22, 17106-1-1-23, 17106-1-1-24, 17106-1-1-25, 17106-1-1-26, 17106-1-1-27, 17106-1-1-28, 17106-1-1-29, 17106-1-1-30, 17106-1-1-31, 17106-1-1-32, 17106-1-1-33, 17106-1-1-34, 17106-1-1-35, 17106-1-1-36, 17106-1-1-37, 17106-1-1-38, 17106-1-1-39, 17106-1-1-40, 17106-1-1-41, 17106-1-1-42, 17106-1-1-43, 17106-1-1-44, 17106-1-1-45, 17106-1-1-46, 17106-1-1-47, 17106-1-1-48, 17106-1-1-49, 17106-1-1-50, 17106-1-1-51, 17106-1-1-52, 17106-1-1-53, 17106-1-1-54, 17106-1-1-55, 17106-1-1-56, 17106-1-1-57, 17106-1-1-58, 17106-1-1-59, 17106-1-1-60, 17106-1-1-61, 17106-1-1-62, 17106-1-1-63, 17106-1-1-64, 17106-1-1-65, 17106-1-1-66, 17106-1-1-67, 17106-1-1-68, 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Port Jefferson Hills

Port Jefferson, NY



Your Dream Home is Worth the Wait

NOW THERE'S A SIMPLIFIED APPROACH TO CONSTRUCTION FINANCING



Introducing The POWER OF ONE from Valley Bank

In contrast to most banks, upon approval, Valley will offer you the certainty and convenience that you require. That means **ONE LOAN** for the construction phase and permanent phase of your mortgage, along with **ONE CLOSING** that takes place at the beginning of the process.



Peace of mind

Gain peace of mind knowing you only have to go through the loan process once



One rate structure

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A team of banking & construction professionals who have your back

A lender that's there for you

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CONSTRUCTION TO PERMANENT LOANS:

Why they may be right for you



Your custom built home typically comes with a choice of financing options; the one many builders prefer is a Construction to Permanent Loan. Otherwise known as a **C2P LOAN**, the borrower takes out one loan that covers both the construction phase and permanent phase of the mortgage.

When you take out a C2P Loan, you are essentially assuming responsibility for financing the construction of your unit from your builder. This allows them to use their capital for other needs and ensures that you are committed to the property.

1

Your interest rate risk is reduced

With a C2P Loan, your interest rate structure is spelled out at the beginning of the process. If you take out a construction loan and then a permanent loan when the construction phase is over, you face the risk of higher rates on your second, longer-term loan. This risk is heightened when current rates are expected to rise.

2

You only need to qualify once

You qualify for financing once - prior to construction. That means the gathering of documents is a one and done process. But more importantly, you are protected in the event of job loss, medical emergency, or other circumstances which could preclude you from getting a second mortgage if you had to apply again.

3

You only need to close once

Closing costs can amount to thousands of dollars. Doing it once means only one round of closing costs. You could use the savings that result by avoiding a second closing on furnishings, landscaping and other items that are not covered as part of the construction.

4

You only get appraised once

When you take out two separate loans or an end loan, your property and home will get appraised twice by the bank. If your second appraisal is less than the first one, you may have to come up with additional money to buy down the mortgage. A C2P Loan eliminates this risk.



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The Mattituck | \$899,000



The Jamesport | \$924,999



The Jamesport Plus | \$949,999



The North Fork Ranch | \$899,000



The Mattituck

- FIRST FLOOR: 1,200 SQ FT
- SECOND FLOOR: 1,060 SQ FT
- TOTAL: 2,260 SQ FT
- 2-CAR GARAGE: 520 SQ FT
- 4 BEDROOMS
- 2.5 BATHROOMS



FIRST FLOOR PLAN
1/4" = 1'-0"

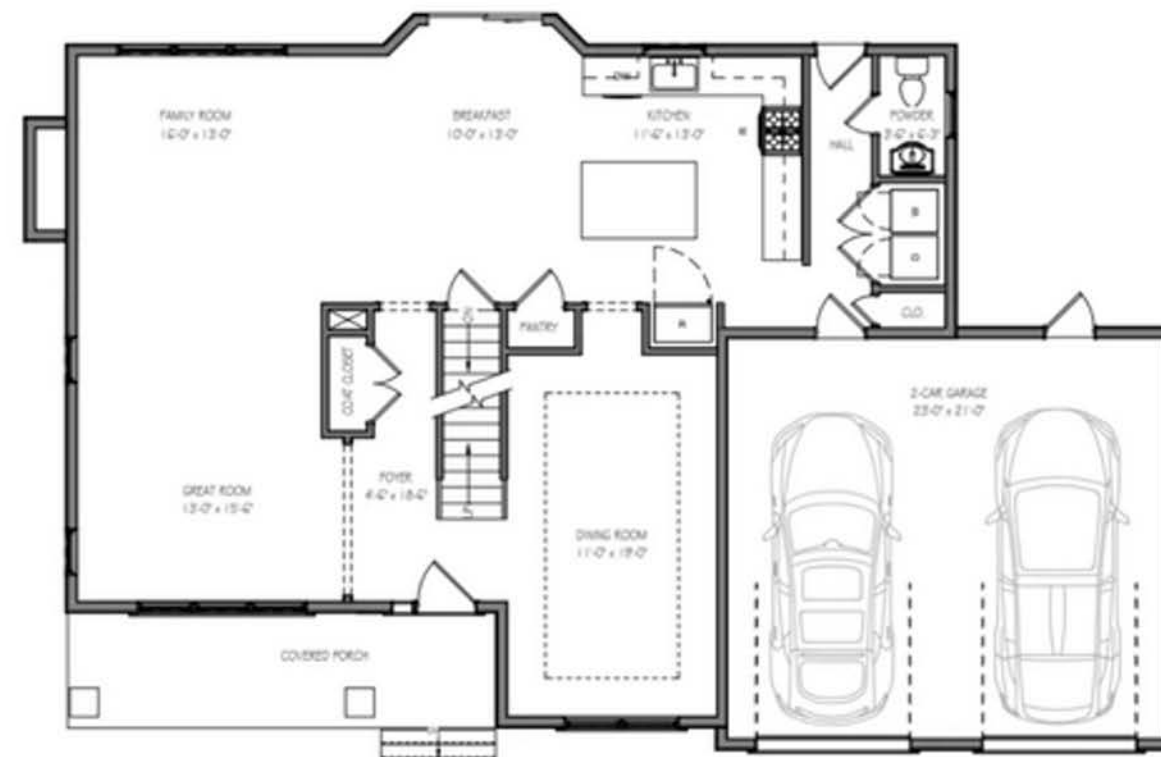


SECOND FLOOR PLAN
1/4" = 1'-0"

THE MATTITUCK
FIRST FLOOR: 1,200 SF
SECOND FLOOR: 1,060 SF
TOTAL: 2,260 SF
2-CAR GARAGE: 520 SF
4 BEDROOMS
2.5 BATHROOMS

The Jamesport

- FIRST FLOOR: 1,300 SQ FT
- SECOND FLOOR: 1,130 SQ FT
- TOTAL: 2,430 SQ FT
- 2-CAR GARAGE: 518 SQ FT
- 4 BEDROOMS
- 2.5 BATHROOMS



FIRST FLOOR PLAN

1/4" = 1'-0"



THE JAMESPORT

FIRST FLOOR: 1,300 SF
SECOND FLOOR: 1,130 SF
TOTAL: 2,430 SF
2-CAR GARAGE: 518 SF
4 BEDROOMS
2.5 BATHROOMS



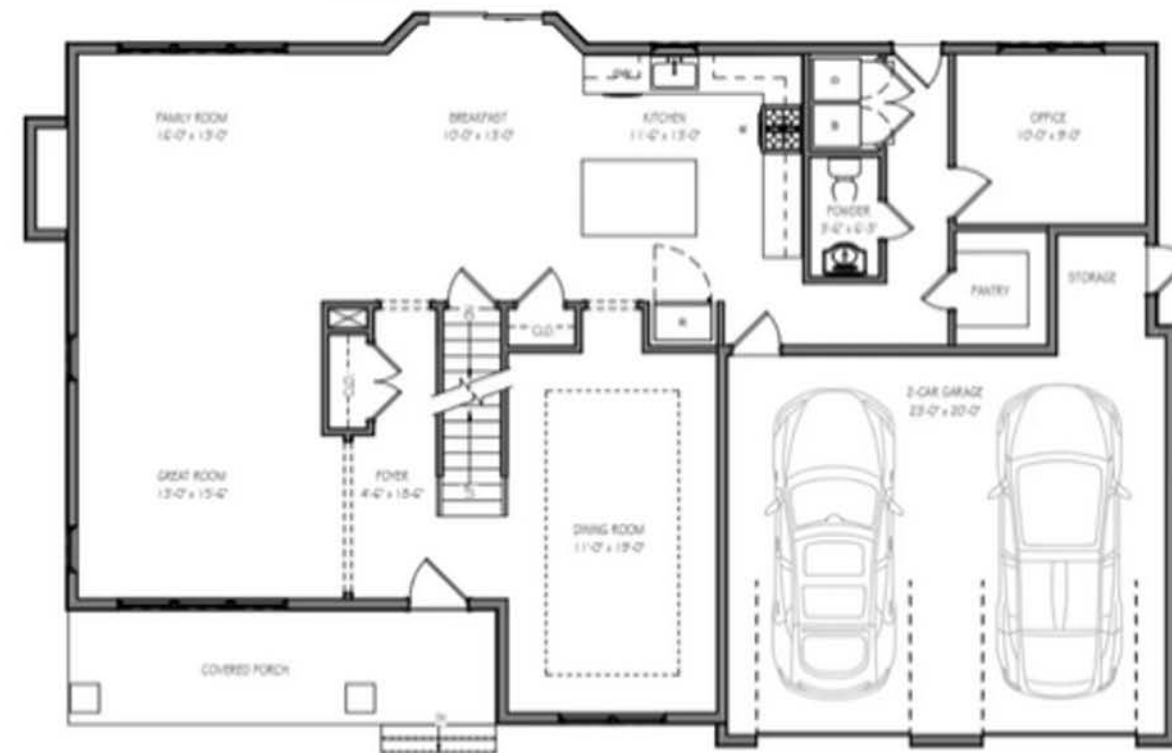
SECOND FLOOR PLAN

1/4" = 1'-0"



The Jamesport Plus

- FIRST FLOOR: 1,470 SQ FT
- SECOND FLOOR: 1,130 SQ FT
- TOTAL: 2,600 SQ FT
- 2-CAR GARAGE: 518 SQ FT
- 4 BEDROOMS
- 2.5 BATHROOMS
- OFFICE
- 1ST & 2ND FLOOR WASHER / DRYER



FIRST FLOOR PLAN
1/4" = 1'-0"

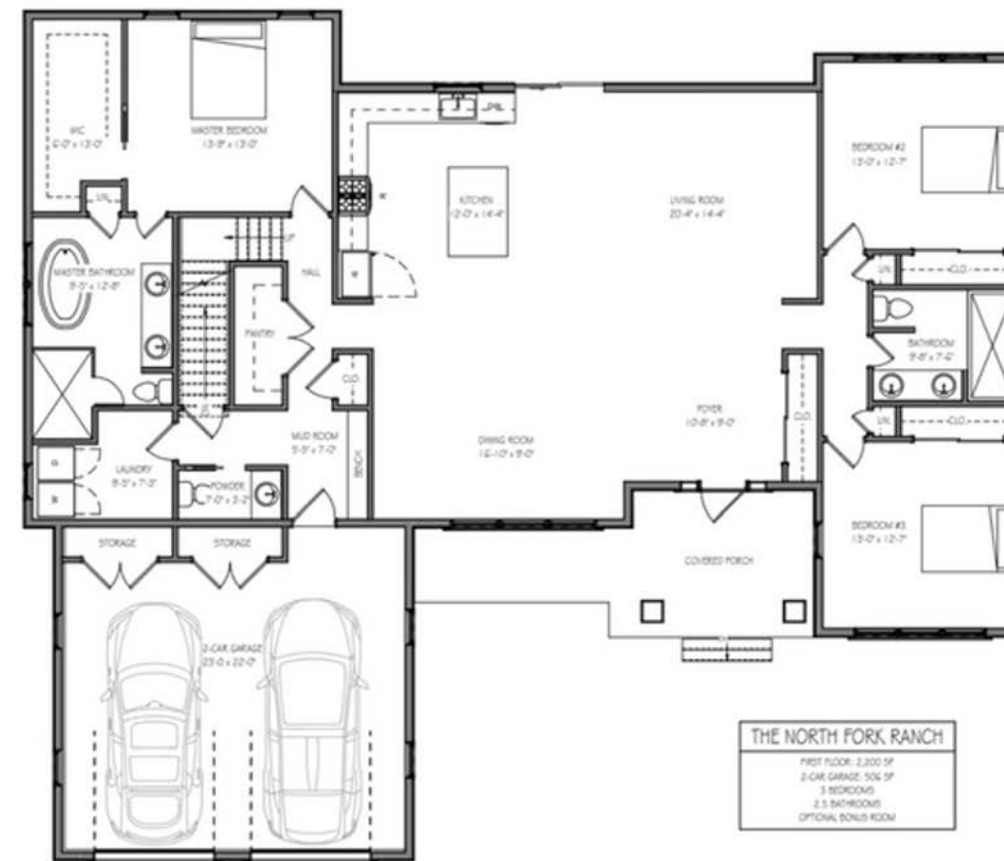
THE JAMESPORT PLUS
 FIRST FLOOR: 1,470 SF
 SECOND FLOOR: 1,130 SF
 TOTAL: 2,600 SF
 2-CAR GARAGE: 518 SF
 4 BEDROOMS
 2.5 BATHROOMS
 OFFICE
 1ST & 2ND FLOOR WASHER / DRYER



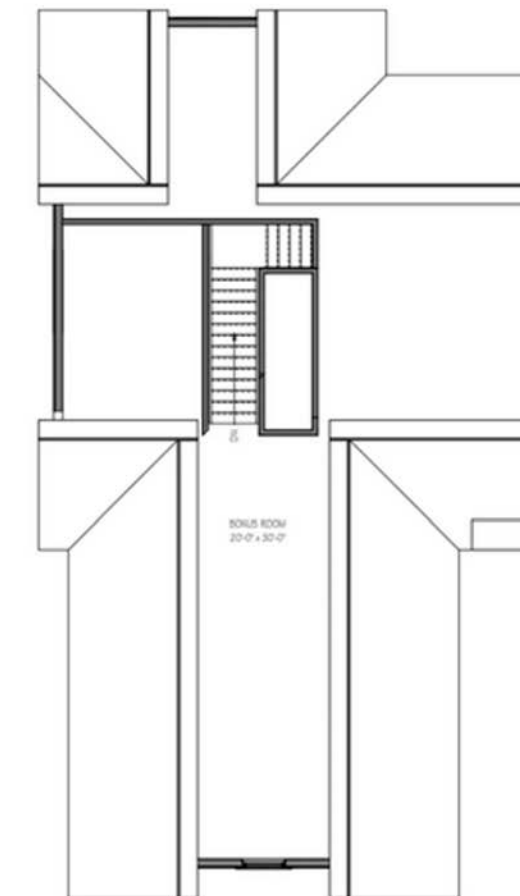
SECOND FLOOR PLAN
1/4" = 1'-0"

The North Fork Ranch

- FIRST FLOOR: 2,200 SQ FT
- 2-CAR GARAGE: 506 SQ FT
- 3 BEDROOMS
- 2.5 BATHROOMS
- OPTIONAL BONUS ROOM



FIRST FLOOR PLAN
1/4" = 1'-0"
1
A1.1



SECOND FLOOR, THE RANCH
1/4" = 1'-0"
2
A1.1



YOUR DREAM HOME AWAITS

LIVE THE LIFE YOU WERE
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PORT JEFFERSON

More than just a historical village, Port Jefferson is home to some of New York's most desired attractions! This neighborhood is conveniently located a few miles from the Long Island Expressway, and just minutes away from Long Island's award-winning wineries, farms, and beaches. Whether it's taking a walk through town with your furry friend or spending a boat day on the Long Island Sound, there is always something to do here in Port Jeff!



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storybook lifestyle yours!



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Plainview, NY 11803



Visit Us
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MORE ABOUT OUR HOMES

FOUR MODELS:

Model A:

- First Floor: 1,200 sq ft
- Second Floor: 1,060 sq ft
- Total: 2,260 sq ft
- 2-Car Garage: 520 sq ft
- 4 Bedrooms
- 2.5 Bathrooms

Model B:

- First Floor: 1,300 sq ft
- Second Floor: 1,130 sq ft
- Total: 2,430 sq ft
- 2-Car Garage: 518 sq ft
- 4 Bedrooms
- 2.5 Bathrooms

Model C:

- First Floor: 1,470 sq ft
- Second Floor: 1,130 sq ft
- Total: 2,600 sq ft
- 2-Car Garage: 518 sq ft
- 4 Bedrooms
- 2.5 Bathrooms
- Office
- 1st & 2nd Floor Washer/ Dryer

Model D:

- First Floor: 2,200 sq ft
- 2-Car Garage: 506 sq ft
- 3 Bedrooms
- 2.5 Bathrooms
- Optional Bonus Room

YOUR DREAM HOME AWAITS

LIVE THE LIFE YOU WERE
MEANT TO LIVE IN PORT JEFFERSON



LUXURY FEATURES:

Exterior Features:

- Architectural roof shingles with 30 year guarantee
- Black-top driveway and walkway to front
- Attached oversized garage with interior entry
- 6' Anderson Silverline sliding door
- Front door chime
- Outside light fixture at front & rear doors
- Aluminum leaders & gutters
- Maintenance free vinyl siding, choice of color
- 2 hose bib front & rear
- Exterior electrical outlet in front & rear
- Seeded front & rear yards

Designer Baths:

- Ceramic tile floors in all bathrooms
- White bath fixtures
- Luxurious master bath with Kohler fixtures or equivalent
- Decorator vanities in all baths
- Mirror above vanity
- Soaking tub in master bathroom
- Stall shower in master bathroom
- Ceramic tile surrounding bathtubs and showers up to ceiling
- Exhaust fans
- Light over vanities in full bathroom

Gourmet Kitchen:

- Porcelain or ceramic tile
- Appliance allowance - \$1000
- Choice of traditional wood cabinets
- Stainless steel sink in kitchen
- Color coordinated granite countertops
- Dishwasher hookup

Interior Features:

- Ceramic tile in bathrooms & laundry room
- Benjamin Moore China white paint on interior walls and trim
- Hardwood flooring in family room, living room, dining room, and stairs; wall-to-wall carpet in bedrooms and upper hall
- Oak handrails on stairs with white balusters
- PVC coated shelving in all closets
- 9 foot ceiling height on first floor
- Gas 36" fireplace
- Tray ceiling in the dining room
- Crown molding in the dining room
- Choice of interior doors with painted colonial molding & baseboard
- Tray ceiling in master bedroom

Convenience & Comfort:

- Plumbing and electrical hookups for washer & dryer
- Two (2) telephone outlets
- Two (2) cable

Energy Efficient Features:

- 95% Energy efficient Energy Star rated gas boiler
- Two zone central air conditioning
- Two zone hot water baseboard heating
- Energy efficient Energy Star rated 50 gallon hot water heater
- All copper wiring
- Upgraded 150 amp electrical service with circuit breaker panel
- Exterior wind and vapor shield
- Vinyl Silverline Single Hung tilt-out windows with grills
- R-13 insulation in interior wall
- R-19 insulation in basement
- R-38 insulation in flat ceilings



For More Information
hello@NorthForkGateway.com



371 S. Oyster Bay Road
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THANK YOU

