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Website & Magazine

PORT WASHINGTON

MANHASSET

THE ROSLYNS

GREAT NECK

Featured Home Offered by:
PRUDENTIAL DOUGLAS
ELLIMAN REAL ESTATE

Roslyn/East Hills – Sprawling Ranch
See page 6 for more info.

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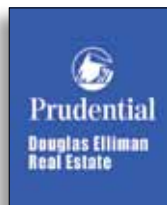
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Port Washington

Port Washington is a bustling and diverse suburb of New York City located on the North Shore of Long Island. An active waterfront community, the area is surrounded on three sides by the Long Island Sound, Manhasset Bay and Hempstead Harbor. Located within the Town of North Hempstead, Nassau County, the area is just about 5 square miles and includes unincorporated areas and several Incorporated Villages: Sands Point, Baxter Estates, Flower Hill, Port Washington North and Manorhaven. The Port Washington train station is the last stop on a train line that runs directly into NYC in 35 minutes.



2357472

Port Washington **\$4,150,000**
Magnificent Sands Point Waterfront Home set on nearly 2.5 acres with a pvt dock w/boat lift, 270' sandy beach, & glorious infinity pool. Spectacular 4 br, 3.5 bth home rebuilt in 1996 offers panoramic waterviews from most every room.
Harding Real Estate **516.944.3870**



2346347

Port Washington **\$1,875,000**
Magnificent New Construction-4000 sqft Ctr Hall Colonial. 5 Brs & 3 Fbths on 2nd flr. Gourmet EIK w/Butler's Pantry, all Pella windows, coffered ceilings, bay windows, custom moldings and much more, all on oversized property. Must see!
Accents on Real Estate **516.944.7171 • 516.627.9360**



2344272

Port Washington **\$1,150,000**
Elegant Estates Colonial-Gourmet EIK w/silestone counters, prof grade appliances & heated flrs. MBR Suite w/walk-in closet, gas fp, & luxe bth w/limestone counters, walk-in shower & jacuzzi. LR w/fp, private yd w/patio, and much more!
Harding Real Estate **516.944.3870**



2329763

Port Washington/Sands Point **\$5,695,000**
Waterview South Beach Style 8500 Sq Ft Home On 2 Acres, Indoor Saltwater Pool/Spa, Sold With Top Designer Furnishings & Artwork, Professional Gym, Crestron Technology System, Walls of Glass, Exclusive Village Club For Residents. 35 Minutes To NYC.
Prudential Douglas Elliman Real Estate **516.466.2100**



2361614

Port Washington **\$3,695,000**
Sands Point Hampton-style Colonial on 2 acres w/heated ig pool & tennis. EIK w/cr isl; Fam rm w/granite fp, cath ceiling & exposed beams, LR w/vaulted ceiling, marble fp w/wood mantle, wet bar. 2-level MBR Suite w/marble bth. Huge fin bsmt.
Harding Real Estate **516.944.3870**



2361094

Port Washington **\$1,250,000**
New Colonial backs to pvt golf course. Salem 4 br, 2.5 bth home feat. enormous EIK/Fam Rm w/cr isl, maple cabinetry, granite counters, hw flrs, 2 sets of sliders to bkdyd. MBR suite w/2 walk-ins & luxury bath, LR w/fp, FDR & huge bsmt.
Harding Real Estate **516.944.3870**



2361099

Port Washington **\$979,000**
Totally Renovated 4 Bed, 2.5 Bath Colonial on 1/3 acre. Two story entry, LR/DR with Fireplace, Gourmet State of the Art Kitchen/Great Room, MBR features Private Deck. New windows, CAC, Tennis, Beach and Mooring Rights Available.
Accents on Real Estate **516.944.7171 • 516.627.9360**



2322286

Port Washington

\$875,000

Amazing Beacon Hill 4 br Arts-&-Crafts Colonial w/gorgeous renovations & stunning architecture. Gorgeous new Kit w/adjacent Breakfast Rm, classic LR w/brick fp, FDR, lg Fam Rm, and MBR Suite w/vaulted ceiling & luxury bath.

Harding Real Estate

516.944.3870



2346355

Port Washington

\$799,000

Convenient To All - Charming 4 Br Colonial. LR w/coffered ceiling, French Doors and Fireplace, Lg FDR with French Doors Leading To Beautiful Sunroom With Windows On 3 Sides. Eik, Powder Rm - Second Floor Features 4 Brs & 1 Full Bath

Accents on Real Estate

516.944.7171 • 516.627.9360



2305885

Port Washington

\$685,000

Renovated & expanded Salem home features gorgeous kitchen w/granite counters, oversized DR w/vaulted ceiling, 4 brs, gracious LR w/fp, large MBR w/ great closets, fin bsmt & backyard with new deck.

Harding Real Estate

516.944.3870



2334849

Port Washington

\$529,000

Enjoy the sights & sounds of the water. Updated home w/waterviews, across from beach w/mooring rights. Open flr plan offers 3 brs, 2 upgraded bths, renovated kit, LR w/vaulted ceiling, DR & fam rm. Great yd w/patio & built-in bbq.

Harding Real Estate

516.944.3870



2361705

Port Washington

\$859,000

Luxury 4 br, 3 bth Townhouse in gated Senior Community w/clubhouse, fitness ctr, indoor pool, tennis, and Jitney service to LIRR. Unit features beautiful EIK w/ctr island, LR/DR w/vaulted ceiling, and private patio w/lovely terraced vista.

Harding Real Estate

516.944.3870



2326962

Port Washington

\$750,000

Luxurious 3 BR, 2.5 bth Senior Condo in Addison bldg in Harborview. Model features an expansive balcony, LR, DR, Den, 1st class EIK w/ctr island, MBR suite w/pvt 1st class bth. Underground parking, 24 hr Jitney to RR, indoor pool & more.

Harding Real Estate

516.944.3870



2343918

Port Washington

\$659,000

Charming and Wonderfully Updated Park Section Colonial. Features 3 bdms, large renovated EIK w/vaulted ceiling, new bath, classic LR, formal DR, and fin bsmt. Wonderfully private backyard & 2 car gar.

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Where your home is...

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Manhasset

The picture perfect community known as Manhasset is just a 27 minute direct train to Manhattan. A hamlet rich in American history, the residents reflect the true feeling of community. Approximately 8.5 square miles, the area consists of 6 Incorporated Villages and an unincorporated area. The various schools rank among the best in the nation. It's location is on the North Shore of Long Island and is bordered on one side by Manhasset Bay and the other by Hempstead Harbor. World Class shopping, parks, dining, schools and so much more!



Manhasset **\$2,998,000**
This impeccable home in the Heart of Stone Hill showcases an unparalleled attention to detail throughout. Features 5 bedrooms, gourmet eat-in-kitchen, inviting living room, master suite with balcony, and a fabulous lower level.
Maria Babaev **516.287.7716**



Manhasset **\$2,950,000**
New Construction! Grand All Brick 8 Bedroom Home w/ Designer's Eat-In-Kitchen and Bathrooms. Featuring All Large Rooms and Great Flow. On 1.5 Acre Gated Property. Pool, Cabana and Tennis Court.
Lynx Realty/Nancy Sereh **516.633.2728 • 516.484.9696**



Manhasset **\$2,900,000**
Plandome new const. 5500 sqft CH Colonial on shy 1/2 acre. 2 story foyer, lrg gourmet EIK w/custom cabinets, designer bths, front & back staircase, near train. Tennis, beach & mooring rights w/ membership fees. Customize now !!!
Lynx Realty/Sam Simani **516.356.2211**



Manhasset **\$1,850,000**
Expanded Colonial in the Heart of Plandome on +1/4 acre. Lr w/fplc, FDR, modern EIK, fam rm. MBR w/bth & dressing rm, deck. 4 add'l btrs & 3.5 add'l baths. Full newly fin bsmt, det 2 car gar, new roof. Beach, mooring & tennis rights.
Accents on Real Estate **516.944.7171 • 516.627.9360**



Manhasset **\$1,779,000**
Plandome 5BR, 3.5 bth Colonial overlooking the Village Green. Kitchen formal dining room, den/family room, full basement, 2 fireplaces, CAC. Detached 2 car garage, deck, beach rights.
Accents on Real Estate **516.944.7171 • 516.627.9360**



Manhasset **\$1,599,000**
Magnificent 5 BR 3.5 bth spacious Contemporary Colonial in Hamlet Estates on large prop. Manhasset schools, Homeowners Assoc. \$370/mo. ind 24-hrs security, pool & tennis. Circular drive, o'size fam rm, sunroom, new roof, new CAC.
Accents on Real Estate **516.944.7171 • 516.627.9360**



Manhasset **\$999,000**
Unique 3 Bedroom Brick Condo. Sunny Corner Unit. Sliding Glass Doors Open Onto Private Patio W/Fish Pond & Beautiful Garden. Enjoy Tennis & Swimming. 2 Car Garage.
Prudential Douglas Elliman Real Estate **516.944.7171**



Manhasset

\$849,000

N. Strathmore Colonial. Charming 3 bed, 1.5 Bath on Oversized Private Property. Entry Foyer, LR, Fireplace, Formal Dining Room, Kitchen, Plus Spacious Family Room. Full Basement, Attached Garage, Gas Heat. Walk to Town and RR.

Accents on Real Estate

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Manhasset

\$775,000

"TLC" will make this 4BR, 2.5 bth into your dream home! Grand entry foyer, huge LR & DR, laundry rm off enormous ELK. Family rm/fpl & slider to rear yard. Enormous MBR/sitting room w/bath, 3 oversized BRs. Full bsmt, att 2 car gar.

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The Roslyn

Roslyn is an affluent village in Nassau County, New York, on the North Shore of Long Island. In addition to the Village of Roslyn, the following villages are considered part of the Greater Roslyn area: East Hills, Flower Hill, Roslyn Estates, Roslyn Harbor, Roslyn Heights, and Searingtown. Roslyn is conveniently located near the Long Island Expressway and has a Long Island Railroad train station as well.



Roslyn

\$2,499,000

Exquisite Custom Built All Brick 5 Bedroom Colonial Sitting On Over One Acre. Private Property In Village of North Hills, Roslyn PO. End of a Cul-De-Sac. Open Floor Plan w/ 2 Story Grand Entry, 2 Story Eat In Kitchen.

Lynx Realty/Minoo Pajounia

516.503.3744



Roslyn

\$2,375,000

New construction by Napoleon Development in Roslyn Country Club. Features hand made brick, marble flrs, high ceilings, chefs kit w/sub zero and Wolf appliances. Marble mstr bath, guest br & bth on 1st floor, custom closets, faces south. East Williston schools.

Maria Babaev

516.287.7716



Roslyn/East Hills

\$1,888,000

Totally Renovated In 2006. 5 Br, 5.5 Ba Sprawling Ranch On 1/2 Acre. State Of The Art Interiors, Lr W/ Fpl, Fdr, Elk W/ Center Island, Den W/ French Doors, Master Suite W/ Double Jacuzzi Bath, Full Finished Basement W/ Den & Full Bath.

Prudential Douglas Elliman Real Estate

516.466.2100



Roslyn

\$1,050,000

Brand New Construction in East Hills. Offering 2700 square feet. Gourmet Kitchen, Custom Cabinets, Designer Bathrooms, Fireplace, Roslyn schools, East Hills Park and Pool.

Lynx Realty/Sam Simani

516.356.2211



Roslyn

\$1,050,000

Brand New Construction in East Hills. Offering 2700 square feet. Gourmet Kitchen, Custom Cabinets, Designer Bathrooms, Fireplace, Roslyn schools, East Hills Park and Pool.

Lynx Realty/Sam Simani

516.356.2211



Roslyn \$850,000
 The Most Spacious, Young Contemporary Colonial Home In The Area. Younger, This Bright & Cheerful Home Offering All Large Rooms With Open Floor Plan, Great Family Home In Excellent Location, Roslyn Schools Walk To All.
Lynx Realty/Minoo Pajounia 516.503.3744



Roslyn \$518,000
 Charming House On Oversized Property With Unlimited Potential Great Location. Walk to Train, Shopping, Roslyn Schools, Great Value.
Lynx Realty/Sam Simani 516.356.2211

Great Neck

The term Great Neck is commonly applied to a peninsula on the North Shore of L.I., which includes the Villages of Great Neck, Great Neck Estates, Great Neck Plaza, and others, as well as an area south of the peninsula near Lake Success and the border of Queens. It's a 25-minute commute from Manhattan's Penn Station on the Port Washington Branch of the Long Island Rail Road via the Great Neck station, which is one of the most frequently served in the entire system. Great Neck is home to one of the top school districts in Nassau County.



Great Neck/Kings Point \$7,900,000
 Spectacular 14,000 Sq. Ft. Waterview Contemporary W/Breathtaking Views Of Nyc! All First Floor Rooms Face Water, Master Br Has Balcony & Dual Ba's. This Magnificent Home Has A Fabulous Indoor Pool Which Opens To Outside.
Prudential Douglas Elliman Real Estate 516.466.2100



Great Neck/Kings Point \$2,900,000
 Beautifully Situated 6 Br 2.5 Ba Colonial in Kennilworth on Full Flat Acre, Extra Large Eik, Lr, Fdr, Foyer, Sun Room, Breakfast Room, & Den. Slate Roof W/Both Front & Back Porch.
Prudential Douglas Elliman Real Estate 516.466.2100



Great Neck \$2,350,000
 6 Bedroom Center Hall Colonial Located On 1.14 Acres. First Floor Features A Sunken Lr And Library With Fireplaces, FDR, Kitchen, Den, Guest Room/Bath, And Powder Room. 5 Bedrooms And 2 Baths On Second Floor. Finished Bsmt.
Prudential Douglas Elliman Real Estate 516.466.2100



Great Neck \$1,888,000
 Gourmet Cook's Dream House! Design your own kitchen in this magnificent renovated 6 bedroom, 4½ bath Tudor with living room, fireplace, formal dining room, & sun room in prestigious Kensington. North or South schools.
Prudential Douglas Elliman Real Estate 516.466.2100



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Great Neck **\$1,288,000**

Elegant Young Colonial In The Prestigious Village Of Gn, Double Entry, Large Lv With Fire Place, Formal Dining Room. Den, Huge Goument Eik, Master Suit With Fire Place And Jacuzzi, Huge Attic.

Prudential Douglas Elliman Real Estate **516.466.2100**



Great Neck **\$899,000**

Totally renovated 4 Br, 2.5 Ba Colonial features Lr w/fireplace, Fdr W/floor to ceiling windows, eat in kitchen w/sliding doors leading to deck overlooking the yard, den, finished basement, & a 2 car attached garage.

Prudential Douglas Elliman Real Estate **516.466.2100**



Great Neck **\$1,150,000**

Charming Farm Ranch In Desirable Russell Gardens Pool/Tennis Community, 5 Br's, 3 Full Ba's, Lr W/Fireplace, Dr, Eik, Den, New Windows Thru-Out, Full Basement, & 2 Car Garage.

Prudential Douglas Elliman Real Estate **516.466.2100**



Great Neck **\$798,000**

Tudor On Beautiful Street W/Curb Appeal. Center Hall Layout W/Great Flow: Fdr, Lr W/ Fpl & Picture Windows, Screened-In Porch, Br/Den, 1/2 Ba; 2nd Flr: Mbr W/ Ba + 3Br's & Ba. Close To Town & Lirr. mls #2338693

Prudential Douglas Elliman Real Estate **516.466.2100**

Surrounding Areas

Visit Us Online To Search For Properties In Many Surrounding Areas. Search For Properties Anywhere On Long Island.

www.eRealtyGuide.com



Old Westbury **\$1,599,000**

Impressive All Brick Center Hall Ranch With Amazing Open Floor Plan. All Bright & Large Rooms w/ Wood Floors and Soaring Ceilings. At End Of A Private Rd. Huge Master Suite With Whirlpool and Sauna.

Lynx Realty/ Minoo Pajounia **516.503.3744**



Glen Cove **\$3,900,000**

New Construction! Extraordinary Arhitectural Design. Still Time To Customize. Water Views From Almost Every Corner. 8200 Sq Ft of Ultra Luxurious and Modern Amenities. Each Bedroom w/ Balcony.

Lynx Realty/Nancy Sereh **516.633.2728 • 516.484.9696**



Cold Spring Harbor **\$899,000**

Best Buy In Cold Spring Harbor! SD#2. Very charming Ranch w/unique tasteful touches. Sits on 2 acres w/lg fish pond in a pvt gated setting. Separate cottage on prop (almost 1800 sqft). Shown only to customers who made offer. Drastic Price Reduction.

Lynx Realty/Minoo Pajounia **516.503.3744**

Search for more properties at **www.eRealtyGuide.com**



Prudential

Douglas Elliman Real Estate

GREAT NECK

\$359,000



Prewar Unit, Spacious 1000+ Sq Ft - Updated Kitchen And Bathroom, Gourmet Kitchen With Wood Cabinets, And Ceramic Floors, Indoor Parking, Convenient To Town And All. Mls # 2328386

Debra Kaufman

516.526.5045

GREAT NECK

\$375,000



This Extra Large 2 Bedroom 2 Bath Facing South With Terrace Is Ready To Be Sold. Features Hardwood Floors, High Hats, Lots Of Closets. No Waitlist For Parking. Washer/ Dryer On Lobby Level. Mls # 2344892

Andee Greiff

516-236-6075

KINGS POINT

\$2,900,000



True Country Club Living! This Unique Property Features A Free Form Swimming Pool & Hot Tub, Cabana W/ Kitchen & Bath And A Har Tru Tennis Court. Spacious Master Suite With Sitting Room, Bath & Huge Closets. Mls # 2338224

Linda Newman

516-749-2211

Bahman Avi Hakakian

516-906-3151

GREAT NECK

\$2,350,000



This 6 Bedroom 3.555 Bath Center Hall Colonial Is Located On 1.14 Acres. The First Floor Features A Sunken Living Room And Library With Fireplaces, Formal Dining Room, Kitchen With Breakfast Room, Den, Guest Room/ Bath, And Powder Room. The Second Floor Has 5 Bedrooms And 2 Full Baths. Finished Basement & 2 Car Garage.. Mls # 2351002

Mona Holzman 516-993-6348 & Ezzie Zeltli 516-443-7555

KINGS POINT

\$1,450,000



Great 3 Bedroom 2.5 Bath Cape With Master On Main, Living Room, Skylight, Formal Dining Room, & Family Room + 2 Additional Bedrooms And Full Bath On Second Floor. There Is A Deck And A 1.5 Car Garage. Mls # 2338740

Rozita Soomekh

516-205-2279

ROSLYN HEIGHTS

\$1,899,000



Grand And Young South Facing Brick Center Hall Colonial. High Ceilings Throughout, Elegant Details And Gracious Layout. Amazing Top Of The Line Gourmet Kitchen. Surround Sound Stereo Systems. Beautifully Maintained House On All Flat Land. Mls # 2355515

Rachel Sha 516-680-2189 or Julie Ku 516-236-7626

KINGS POINT

\$2,099,000



Spectacular Brick Colonial With Water View! Heated In-Ground Pool With Guest House. Luxuriously Decorated Custom Kitchen With Radiant Heated Floor. Designer Baths., Fabulous Master Suite With Jacuzzi. Finished Basement. Professionally Landscapped. Kings Point Marina. Great Neck North Schools. Mls # 2351366

Yelena Doljansky

917-501-3519

GREAT NECK

\$849,000



Stately Columned 4 Bedroom Splanch in Idyllic Cul-De-Sac. Grand Foyer W/Entry To 2 Car Garage. Redone Kitchen & 2.5 Baths, Vaulted Living Room Ceiling, 2 Skylites, Den W/Fireplace, Finished Basement, Central Air, Hardwood Floors & Newer Interior Doors/Hardware Thru-out. Convenient To All. JFK Elementary & North Schools. Mls # 2332610

Pat Erker 516-946-3122 or Elinore West 516-428-4674

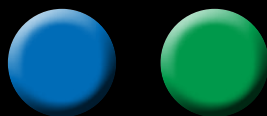
MINEOLA

\$539,000



Storybook Tudor. 5 Bedrooms + Den & Enclosed Porch Leading To Deck & Yard. Brick, Stucco & Timbers W/ Slate Roof. Short Distance To Lirr & Buses. Charming Architectural Details, High Ceilings, Fabulous Hardwood Floors & Custom Curved Fireplace. Finished Basement, Gas/Hot Air Heat, 2.5 Car Garage. Mls # 2361585

Pat Erker 516-946-3122 or Elinore West 516-428-4674



EXPERT

PORT WASHINGTON

Port Washington's Waterfront Community

Port Washington is a bustling and diverse suburb of New York City. Our active waterfront community is located on a peninsula on the beautiful North Shore of L.I. Two beautiful harbors, four yacht clubs, town dock, many marinas, launching ramps and moorings. Port Washington is surrounded on 3 sides by the Long Island Sound, Manhasset Bay, and Hempstead Harbor.

Port Washington includes the communities of Baxter Estates, Manorhaven, Port Washington North, Sands Point, Beacon Hill, Beacon Hill Colony, Manhasset Isle, New Salem, and northern Flower Hill. The area offers a Top-rated school district. There is a strong sense of community and numerous exciting community events.

The town has a lovely main street with a variety of stores and an impressive public library. The area also offers a variety of popular dining options. The train station is the last stop that runs directly into New York City

with a short 33 minute commute via the LIRR. There is also easy access to major airports, Nassau Coliseum (Islanders), Citi Field (Mets), Yankee Stadium.

Over 30 years ago, we built Harding Real Estate upon the strong foundation of superior customer service, experience and knowledge in the field, and strong community ties. We are proud of the reputation we've earned over the years and look forward to working with our clients for years to come.

Looking for a home should be an enjoyable and exciting experience for you and your family. Our salespeople are professionals who also live in the area and can answer any questions you might have.

Harding Real Estate • 516.944.3870
404 Main Street, Port Washington, NY 11050

HARDING REAL
ESTATE, LTD.

MANHASSET

Manhasset Market Recovers

Accents on Real Estate has offices in Manhasset and Port Washington. Our Manhasset office is located in the heart of Manhasset on Plandome Road just steps from a delightful park with gazebo. The main shopping area features many restaurants, shops and an Art Deco movie theater built in 1935. Served by the Long Island Rail Road, it is a short 27 minute direct commute to New York City.

Manhasset has a variety of homes including Colonials, stately Tudors, Capes and waterfront properties with prices ranging from the \$700's to the multi-millions. There is a tremendous sense of community spirit and a great feeling of family in Manhasset. Tucked away on the fabled North Shore of Long Island, just some of the amenities include wonderful parks, golf and tennis, boating, dining option from classic diners to 5 Star restaurants. The Americana

Shopping Center offers world class shopping. The Manhasset School District is highly rated.

We are definitely seeing a recovery in the market in Manhasset and numerous houses have gone into contract. If you are looking to sell or purchase a home in Manhasset, call the experts. Our agents live in the community and know the market inside and out!

Accents on Real Estate Inc.

124 Plandome Rd., Manhasset, NY
516-627-9360

917 Port Blvd. Port Washington
516-944-7171

ACCENTS
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Elegant Homes

Accents on Real Estate



THE ROSLYNS

Now is a Great Time for Buyers and Sellers

Minoo Pajounia and Lynx Realty have been located in Roslyn since 1984. "I work, live and play in Roslyn and I absolutely love the area". The area generally referred to as Roslyn is actually a collection of distinctive Villages on Long Island's Gold Coast including East Hills, Flower Hill, Roslyn Estates, Roslyn Harbor, Roslyn Heights and Roslyn Village, and offers 4 school districts; Roslyn, Herricks, Wheatley and Mineola. The area offers great homes and amenities such as golf courses, great shopping, elegant dining, beaches, a movie theatre, train station and much more.

Buyers can find colonials, split levels, ranches and new construction. Prices in the areas start as low as 150,000 for a co-op to a recent sale of 2.7 million. There are affordable rentals as well as luxury home rentals. The area also has assisted living and 55 Plus communities.

The historic district, anchored by a restored clock

tower, comprises 18th and 19th century houses, boutiques, and restaurants along Main Street, Northern Blvd and East Broadway. The area has experienced a resurgence of new businesses and fine restaurants. "I never feel like I have to dine in Manhattan" says Minoo. But Roslyn is still a short drive or train ride to NYC. Roslyn is very convenient for commuters.

We feel that the prices in the area have bottomed out. There are many serious buyers shopping for homes in the area and most of our listings are under contract or have offers. Minoo's commitment and dedication to her work keeps her finger on the pulse of the Roslyn Real Estate Market.

Lynx Realty 41 Main St., Roslyn • 516.503.3744



Minoo Pajounia
Lynx Realty

GREAT NECK

The Right Price is the "KEY" to a Successful Sale

Pricing a house is an art & a science. Achieving the optimal price is the result of objective research of comparable properties and the current market conditions.

The Right Asking Price Will:

- Attract buyers & not help to sell other lower priced homes in the area
- Help sell the property for the most money possible
- Help to sell before the property becomes "stale"

Price is the #1 factor most buyers use to determine which homes they will view.

Remember, although the price is ultimately "set" by the seller, the value (sale price) of the house is determined by buyers. Overpricing is a common mistake that can cost you in the end. With a combination of real-world experience

and advanced training, a Prudential Douglas Elliman Real Estate professional has the tools necessary to compare the fair-market value of your house based on this current market and your personal considerations. Work with an experienced professional to price your house accurately the 1st time.

Patricia Erker, CRS, GRI, CBR & Elinore West, RSSP
Fine Homes Specialists - Lic. Broker Associates
Notary Public - WCR Members

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Patricia Erker
& Elinore West

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PORT WASHINGTON HOMES FOR SALE



Port Washington
\$825,000



Port Washington
\$979,000



Port Washington
\$1,875,000

MANHASSET HOMES FOR SALE



Manhasset
\$1,779,000



Manhasset
\$1,249,000



Manhasset
\$1,599,000

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Minoo Pajounia - Owner/Broker

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WE SELL MANY PROPERTIES.

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Roslyn Heights/ Country Club



Roslyn Estates



Glen Cove Waterfront



Upper Brookville



East Hills



Roslyn Heights



Roslyn Heights



East Hills

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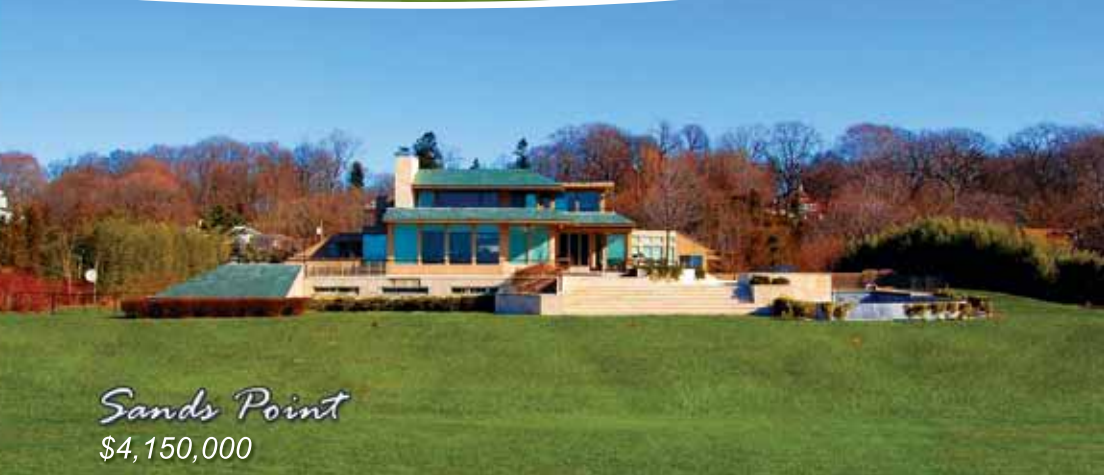
Serving Our Waterfront Communities with Pride Since 1973

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Port Washington, NY 11050 USA

(516) 944 - 3870



Sands Point
\$3,695,000



Sands Point
\$4,150,000



Port Washington
\$529,000



Port Washington
\$875,000



Port Washington
\$1,150,000

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