


895 Highland Road, Cutchogue, NY 11935

List Price: \$1,299,000

	ML#: 3256305	Residential	1 Family, Att	LSC: PC
	Sec/Area:	Style: Colonial		
Devel:	Rooms: 13			
Hamlet:	Br: 7			
Village:	Baths Full: 3	Half: 1		
Taxes: \$13,648.13	Vill Tax:	Lot Size: .9200		
Total Taxes: \$13,648.13	Lot Sqft: 40075			
Dis: 1000	Sec: 102	Zoning:		
Block: 8	Lot: 2	Adult Comm: N		
Appx Yr Built: 1981	Year Renovated:			
Yr Built Exception:	New Constr: N			

School District: Mattituck-Cutchogue **Elementary School:** Mattituck-Cutchogue Elementary Sch
Jr High School: Mattituck Junior-Senior High School **High School:** Mattituck Junior-Senior High School

Cross Street: Route 25  **Walk Score®:** 31
Directions: Route 25 (main road) to Highland Road

Location Features:
PUD:

Public Remarks: THERE IS NO OTHER UNIQUE HOME LIKE THIS ON THE NORTH FORK with such great income potential! This is a beautiful Mother/Daughter family compound on a shy flat acre and offers the charm of the North Fork. This home is steps away from Historic Cutchogue Village, par 3, water/beaches, vineyards, & farm stands. This home includes an entire home generator; multiple zones CAC and heating; propane gas for cooking, pool heater, outdoor grill and indoor fireplace; screened gazebo by the pool. Suffolk County water and natural gas in street ready to hook up.

Property Characteristics

<u>Interior Features</u>	<u>Exteriors Features</u>	<u>Utilities</u>
Interior Features: Den/Family Room, Eat in Kitchen, Formal Dining Room, Foyer, Granite Countertops, Lr/Dr, Master Bath, Pantry, Powder Room, Security System, Storage, Walk In Closet, Wall To Wall Carpet Total Rooms Finished: Appearance: Excellent Appx Int Sqft: 4500 Basement: Full, Unfinished # Kitchens: 1 Attic: Full, Pull Stairs, Unfinished Fireplaces: 2	Exterior Features: Deck, Fencing, In Ground Pool, Patio, Porch, Private Entrance, Sprinkler Lawn Sys Tennis Ct Desc: Parking: 3 Car Attached Driveway: Pvt Construction: Fiberglass Insulation, Frame Siding Description: Vinyl Street Type: Other Structures: View: Lot Exposure: Exposure East Building Size:	A/C: Central Heating Fuel: Oil Below Ground Heating Type: Base Board Heat Zones: 5 Sep HW Heater: y Hotwater: Fuel Oil Stand Alone # of Heat Units: # of Electric Meters: # of Gas Meters: Garbage Removal: Water Description: Drilled Well, Other/See Remarks Sewer Description: Septic Included In Taxes: Permit:

Included: A/C Units, Air Filter System, Alarm System, Attic Fan, Ceiling Fan, Central Vacuum, Compactor, Convection Oven, Curtains/Drapes, Dishwasher, Door Hardware, Dryer, Energy Star Appliance(s), Fireplace Equip, Garage Door Opener, Garage Remote, Gas Grill, Gas Tank, Generator, Light Fixtures, Mailbox, Oven/Range, Playset, Pool Equip/Cover, Refrigerator, Screens, Second Dishwasher, Second Dryer, Second Refrigerator, Second Stove, Second Washer, See Remarks, Shades/Blinds, Shed, Speakers Outdoor, Wall Oven, Wall to Wall Carpet, Washer, Water Conditioner Owned, Whirlpool Tub

Personal Property Exclusions: Second Freezer
Personal Property Exclusions (Additional):

Modification Exclusions:

Waterfront Features: **Water Frontage:**

Building Features: Cable, Existing Screens, Existing Thermal Windows, Fireplace, In Ground Pool, Master Bath, Security System, Water Conditioner Owned

Lot Description: Level

Green Features: Double Pane Windows, Insulated Doors, Insulated Windows **Cert Year:**

Floor Plans

<u>Level</u>	<u>Type</u>	<u>Description</u>
1	Kitchen	Recently renovated, stainless steel appliances and granite countertops, eat in kitchen with lots of light
1	Bathroom	half bath off of kitchen
1	Den/Office	Cozy den with wood burning fireplace, newly renovated
1	Dining Room	
1	Living Room	Extended living room front to back of the house
1	Laundry Room	Off of kitchen
2	Bathroom	2 full baths, Master ensuite recently renovated with glass enclosed shower and jetted deep tub, plenty of closets
2	Bedroom	5 bedrooms including master

Other	Additional	2 Bedroom, Bath, Kitchen, Dining Room, Living Room, Laundry and Garage addition fully legalized	
Additional Info			
Also For Rent: N	Auction Listing:	Short Sale:	
Rental Income:	Auction Terms Sale Listing:	REO: N	
Tenant Pays:			
Investment Info			
Adjusted GOI:	Fuel Expenses:		
Gross Operating Income:	Insurance Expenses:		
Total Vacancies:	Maintenance Expenses:		
# 1Bedrooms:	Trash Removal Expenses:		
# 2Bedrooms:	Water Expenses:		
# 3Bedrooms:	Other Expenses:		
# 4Bedrooms:			
Open House Info			
Open House type: Public			
Date: 5/22/2021	Time: 11:00AM-2:00PM	Refreshments:	
List Date: 9/28/2020	Original LP: \$1,550,000		
	Prior LP: \$1,450,000		
	List Price: \$1,299,000		
	Owner Financing: N		
Occupancy: 30 Days			

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Attached Addition





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