

buying in **Islandia**



A green space near the Islandia Shopping Center on Veterans Memorial Highway.

BY MICHAEL GAVIN

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THE SCOOP In addition to being affordable and centrally located on Long Island, the village of Islandia has made efforts to accommodate and honor war veterans.

“The village has worked to build a greater sense of community through its recognition of our veterans and our annual community events,” says Islandia Mayor Allan M. Dorman, a former Marine and Vietnam War Veteran.

The Islandia Veterans Memorial Triangle recognizes each branch. It includes a plaque listing the names of residents who have served.

The village opened a Veterans of Foreign Wars Post in 2015 and provides veterans’ parking at Village Hall.

Islandia, with the Long Island Expressway cutting through the middle of the village, includes parts of the Central Islip, Hauppauge and Connetquot school districts.

In August, the Village Board voted on and approved a permit to allow a Suffolk OTB casino with 1,000 video lottery terminals. The casino is expected to lease space at the Islandia Marriott Long Island hotel on the North Service Road of the Expressway. The village will receive more than \$2 million a year over the next two decades from the company. Opponents of the have filed suit to overturn the approval.



Islandia’s most common housing styles include ranches and high-ranches, with an entry point of about \$250,000, says Dennis McGuire of Coldwell Banker Residential Brokerage.

CONDOS There are nine condos on the market, ranging in price from \$115,999 to \$299,000.

SALES PRICE Between Aug. 1, 2015, and Aug. 31, 2016, 36

homes sold at a median price of \$238,750, according to the Multiple Listing Service of Long Island. The low price for that period was \$122,000 and the high was \$355,000. During that period a year earlier, 21 homes sold at a median price of \$255,000. The price range was \$72,000 to \$310,000.

SCHOOLS Most students attend one of three high schools: Central Islip, Connetquot or Hauppauge. In 2015, 64 percent of seniors at Connetquot, 58 percent at Hauppauge, and 11 percent at Central Islip earned a Regents diploma with advanced designation. (In 2014, it was 67 percent in Connetquot, 62 percent in Hauppauge, 7 percent in Central Islip.)

OTHER STATS

Town Islip
Area 2.2 square miles
ZIP code 11749
Population 3,335
Median age 40.7
Median household income \$92,583

Median home value \$271,500*
LIRR to NYC From Central Islip, 62-79 minutes at peak
Monthly ticket \$377
School district Central Islip, Hauppauge, Connetquot

SOURCES: 2010 CENSUS; MLSLI.COM; LIRR; *BASED ON SALES IN THE PAST SIX MONTHS, ACCORDING TO MLSLI

RECENTLY SOLD

\$300,000

SAMPSON AVENUE After 298 days on the market, this four-bedroom Colonial sold for \$15,000 less than its asking price. The 1985 home has 2½ bathrooms, an eat-in kitchen with granite counters and stainless steel appliances, a formal dining room and living room, a den and a four-seasons room. The master bedroom includes a full



bathroom. In the backyard is a deck that overlooks an in-ground pool. The house also includes a one-car garage. Taxes are \$10,933.

\$285,000

SPLIT CEDAR DRIVE Originally listed for \$299,987, this five-bedroom farm ranch sold in August after 143 days on the market. The first level of the 1976 home has two full bathrooms, a living room, a dining room, a granite eat-in kitchen and a master suite with a bathroom. Featured on the second level is a sunroom and two bed-



rooms. There are two more bedrooms on the third-level loft, along with a wood-burning fireplace. Taxes are \$9,020.

\$258,000

SUNFLOWER LANE This four-bedroom farm ranch sold for \$3,000 below its asking price after 207 days on the market. Built in 1955, the four-bedroom, three-bathroom home was completely updated. The renovated kitchen has cherrywood cabinets, stainless steel appliances and a center island. New ceramic tile runs through the home, from the



foyer to the living room and formal dining room. The house, on a corner lot, includes a two-car garage. Taxes are \$11,065.

NOW FOR SALE



Starter



Trade-up



High-end

\$264,000 This three-bedroom, one-bathroom ranch on 0.26 acres offers an eat-in kitchen with a breakfast bar and a living room and dining room area with hardwood floors. Taxes are \$9,596. *Annie Torres, Realty Connect USA, 516-429-0488*

\$345,000 This three-bedroom expanded Cape has a living room, dining room, eat-in kitchen and 3½ bathrooms, one of which is in the first-level master suite. The lot is 0.46 of an acre. Taxes are \$9,566. *Nadia Pervez, Dream Realty Group, 631-427-0770*

\$385,000 This five-bedroom farm ranch on a quarter-acre has three bathrooms, a living room with lofted ceilings, a granite kitchen and a formal dining room-sunroom, plus a heated pool. Taxes are \$8,791. *Dina Rondinella, Century 21 Herrick Real Estate, 631-662-3822*

ON MULTIPLE LISTING

Number of houses 20
Price range \$129,900-\$550,000
Tax range \$7,500-\$13,056