



# Port Medway

oceanfront park

One owner and it shows... this well loved & impeccably maintained bungalow with a spacious family room addition facing the seaside commands a two acre parklike setting with 190 feet of accessible oceanfront and unobstructed views which encompass islands, the Port Medway lighthouse and the open sea. The main floor includes three bedrooms, living room, kitchen and a dining area with fabulous views of the ocean and garden doors to a large deck; the family room features a pellet stove and windows on three sides with foot deep window sills — enjoyed by the cat as well as the plants. And when everyone visits at once, the finished lower level with full kitchen & bath as well as a separate entrance will be very welcome indeed.

**\$348,650 #914**



Price: \$348,650  
 Address: 133 Long Cove Road  
 Port Medway, Queens County  
 PID: 70091871  
 Land Size: ±2 acres  
 Oceanfrontage: 190 feet  
 Building Size: 28' x 44' + 17'6 x 23'  
 Living Area: 2400 sq ft  
 Age: 40 years & 7 years  
 Style: Bungalow  
 Exterior: Wood shingles  
 Basement: Full, finished  
 Driveway: Two - 1 gravel, 1 paved  
 Water: Dug well  
 Sewer: Septic  
 Heat: Forced air, oil & wood; electric  
 Hot Water: Wood & oil fired  
 Electrical Service: 200 amp  
 Fireplace or stove: Pellet stove

**Room Sizes:**  
 Foyer 3'8 x 13'9  
 Living Room 17'9 x 13'9  
 Dining Room 11'7 x 9'6  
 Kitchen 11'2 x 11'2  
 Bedrooms 10'6 x 12'  
 8'6 x 12'  
 11'2 x 10'8  
 Bathroom (4 piece) 12' x 5'  
 Back Entry 6'4 x 6'  
 Side Entry 9'6 x 8'7  
 Family Room 15'5 x 22'3  
 Kitchen 8'10 x 16'  
 Den or Office 8'5 x 10'6, 11' x 11'  
 Computer Room 10'5 x 7'  
 Bathroom (3 piece) 8'5 x 7'2  
 Utility Room 17'4 x 19'  
 Deck 10'4 x 26'

*Directions: From Highway 103, take Exit 17A to Port Medway. Right on Long Cove Road.*

Other: Two dishwashers, pelletstove, window coverings and screened gazebo are included. Decorative items on walls and two small rose bushes (sentimental value) are excluded. Furnace, oil tank and septic field were replaced in 2008. House is wired for a generator. Hot water heater is leased (±\$15 per mth). Workshop (12'x16'), utility shed and covered wood storage area.



IMPORTANT: THIS INFORMATION IS BELIEVED TO BE CORRECT BUT SHOULD NOT BE RELIED UPON BY THE PURCHASER WITHOUT PERSONAL VERIFICATION. LAND & SEA REAL ESTATE INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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