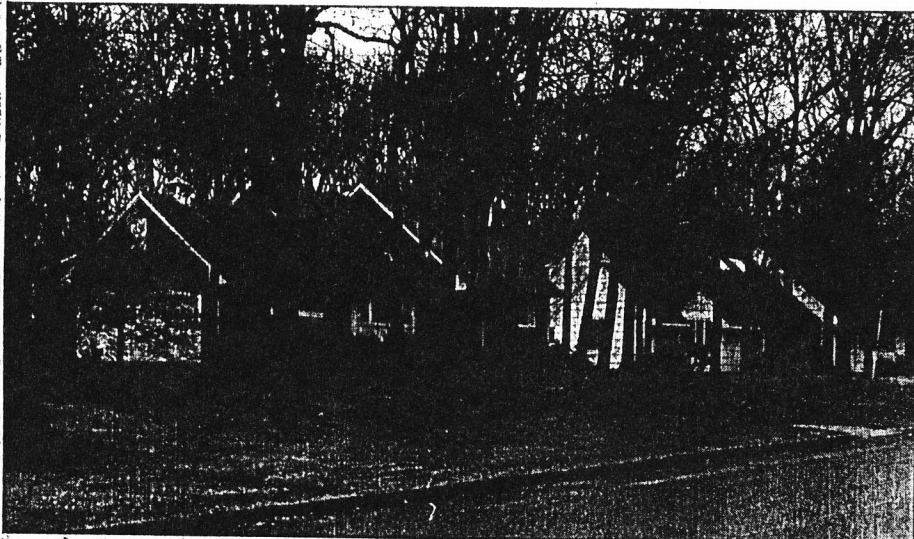


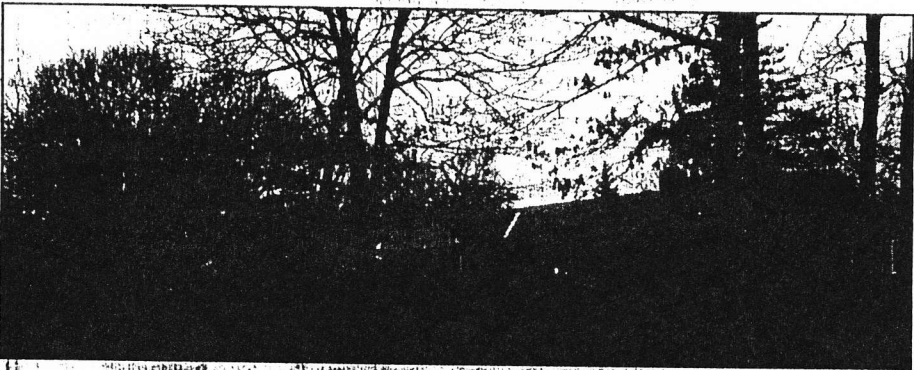
PF-Long Island--
Communities--
Suffolk
1997

GREAT RIVER



Houses in a wooded area at Birchwood and Redwood Drives, top, and a large ranch house at Pinetree Lane and Birchwood, below.

Newday Photos/Don Jacobsen



Newday/Richard Cornett

AT A GLANCE

Town: Islip
Population: 1,837 * Median age: 39 *
Median household income: \$71,376 *
Median home value: \$207,071 *
* ZIP code 11739

SOURCE: Claritas Inc. 1996 estimates

SCHOOL REPORT CARD

(County average in parentheses)
District: East Islip Students: 4,412
Graduates going to 4-year college: 49.5% (52.9%)
Graduates going to 2-year college: 30.4% (29.4%)
Pupil/teacher ratio: 16-1
Money spent per pupil: \$11,731 (\$10,638)
Property value per pupil: \$219,958 (\$358,101)
SOURCE: 1995 data, state Education Department

IF YOU WANT TO BUY

STARTER:
None.

TRADE-UP:
Older farm ranches, colonials, ranches, most 30 years and older, 3 or 4 bedrooms, 2 or 2½ baths, garage, most with basement, eat-in kitchen, den, fireplace, deck, patio, 2,400 average square feet, lot size ½ to 1½ acres. No new construction. Average property taxes \$7,500-\$8,500. Good market.
Price: \$200,000-\$260,000

LUXURY:

Concentrated on the Connetquot River. Custom-built homes, contemporaries, colonials, expanded ranches, waterfront property, 4 or 5 bedrooms, 3 or 3½ baths, some with basement, 2- to 3-car garage, fireplaces, formal dining room, den, patio, deck, in-ground pool, central air, landscaped property, 3,000 to 5,000 square feet, lot size ½ to 1 acre. Occasional spot building. Property taxes \$11,000-\$16,000. Good market.
Price: \$300,000-\$1 million.

CONDOS AND CO-OPS:

None.

IF YOU WANT TO RENT

Not a rental community.

SOURCE: Century 21 Selmar Realty

Brokers wishing to contribute to this feature should call Tommi Jackson at Newday/ 212-251-6610 or e-mail jackson@newsday.com