

SALES-RENTALS-APPRAISALS	
	VICTOR WEINBERGER NYS Real Estate Associate Top 1% USA
	Cell: 917-806-7040 E-mail: Victor@VictorWeinberger.com
	Over 1,200 transaction closed Available 24 Hours a Day-365 Days a Year Off: 718-429-4400 Fax: 917-831-4774

Proudly presents a magnificent waterfront 2 acre Colonial home in the prestigious Village of Sands Point

46 Forest Drive, Sands Points/Port Washington, NY 11050 (Village of Sands Point),

VIDEO: <https://youtu.be/2s94HDivoS8> (click on link or right click to open in separate window)



Home Features:

- 4 large bedrooms bedroom including an 800 SF Master bedroom w/library + powder room + TV room.
- Spectacular 900 SF Eat-in-Kitchen with a dining area with fireplace. Has amazing water views
- Eat-In-Kitchen has state of the art appliances and counter isles appealing to the most demanding chefs.
- Large Formal Dining Room with lots of natural light.
- Spacious Livingroom with fireplace and tons of windows which allows natural light.
- 3.5 Baths, including an amazing 800 SF Master Bedroom bath with porcelain tub and separate shower.
- Maids quarters with separate kitchen, bath and bedroom. Has its own exterior private entrance.
- Basement very large family entertainment room and laundry room.
- This stunning home has 3 zone forced air heating and cooling.
- Circular double driveway with 2 garages on the side and 15 car parking for family gatherings.
- Tennis court with Pergola, and Deck with Gazebo.
- 4,059 SF Beautiful home on 2 acres of manicured landscape, with inground water sprinklers.
- Tower Gym with breathtaking panoramic views of the Long Island Sound and surrounding areas.
- Total privacy, due to this home being the last property on a beautiful cul-de-sac street.
- 35 minute train right to NYC, Via the Long Island Rail Road.
- Taxes: \$47,558 (2018-2019)
- Price: \$4,888,000 (Area waterfront homes are listed much higher).

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Aerial Front



Aerial Rear



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Aerial Front to Rear View



Aerial Rear to Front View



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Tennis Court and Water Views from Porch in Kitchen/Dining area



Side View on the Garage Side



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Rear View from Tennis Court



Tennis Court and Water view



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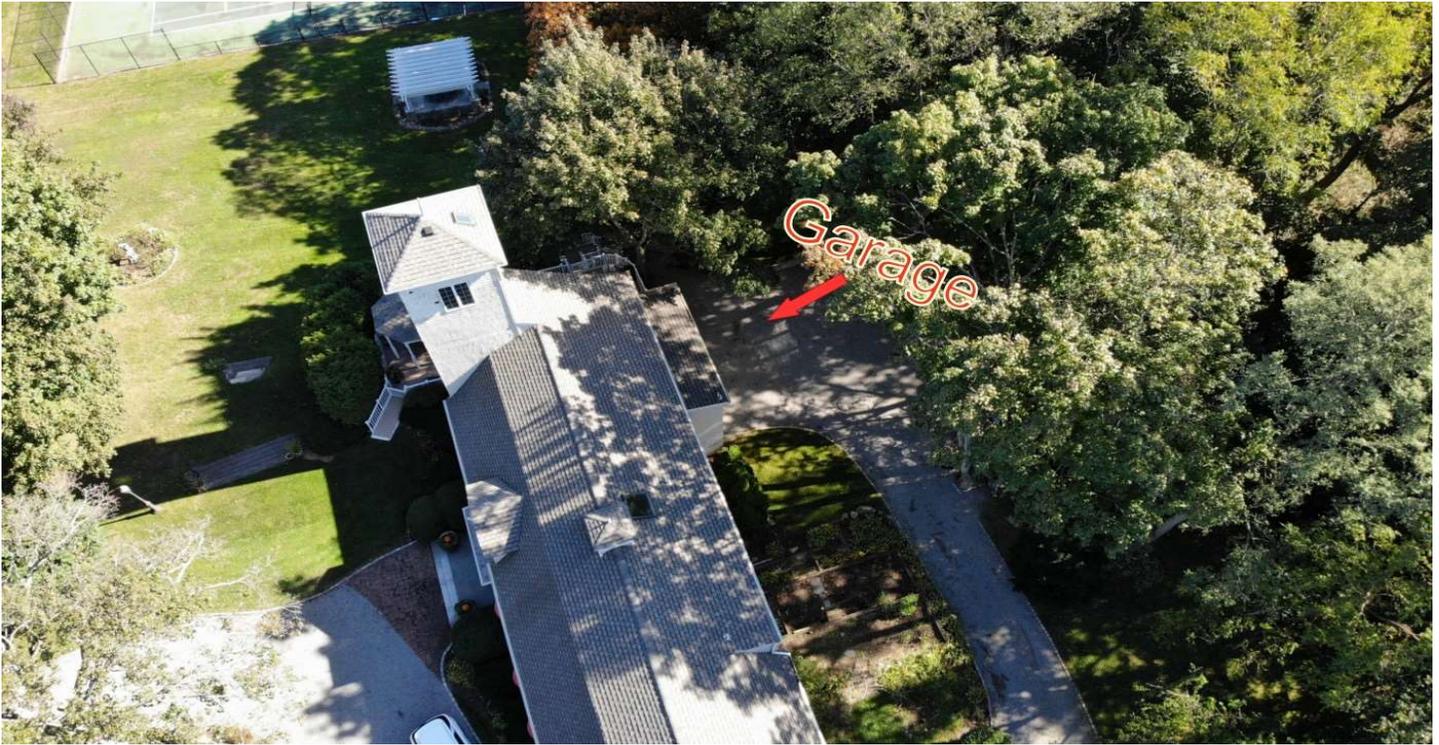
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Aerial Roof View



Front View



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Front Entrance Double Circular Driveway



Rear 2 Car Garage and Lots of parking. Tennis Court and Water Views.



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Livingroom (East to West View)



Livingroom (West to East View)



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Panoramic Kitchen, Dining, Porch and Water view



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Eat-In-Kitchen and Pantry View



Eat-In-Kitchen and Dining Area View



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Eat-In-Kitchen Dining Area with water views (Note Fireplace)



Formal Dining Room



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Master Bedroom with Powder room, Office, and TV room



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Bedroom 2 (2nd Floor)



Bedroom 3 (2nd Floor)



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Spectacular Master Bedroom Hollywood Style Bath



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Master Bedroom Bathroom double sink



Hallway Bathroom for the other 2 bedrooms on 2nd floor



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Maid's area Bedroom



Maid's area Livingroom



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Maids Eat-in-kitchen section



Maid's area Bathroom



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Porch view



Rear View and Tennis court



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Therapeutic Aerial View from Property



TAX ASSESSOR'S PROPERTY INFORMATION

	Parcel ID: N2251-04-B-00-0304-0 Property Address 46 Forest Dr Port Washington, NY 11050-1923 Section: 4 Block: B Additional Lot: ID#: Lot: 304 Owner Info: Owner: Camille Gresalfi Owner Addl: Company: Own Ph#: - Ownership: Do Not Call: Mailing Opt Out: Non Owner Occupied: N Mailing Address 46 Forest Dr C019 Port Washington, NY 11050-1923	County: N Carrier Rte: C019 Census Tract: 3010004005 Loc: Tax Unit: Building:
	Taxes County Tax: \$6,832 School Tax: \$41,526 Taxes: \$48,358 Tax Year: 2018 NYS Exemption: N- Schools SD#: Port Washington	Assessments Land Value: \$4,896 Imp Value: \$1 Total Value: \$4,897 Assessment Update Date: 8/07/2019 Data Update Date: 8/07/2019
Property Characteristics Property Class: 2500. - Single Family Residence Stories: 1,7 # Bldgs: 1 Total Rooms: 11 Baths Full: 3 Baths Half: 1 Baths Total: 4	Fireplaces: 2 Fuel: Oil Pool: Year Built: 1905 Ext Walls: Frame	Lot Description Acres: 1.95 Lot Sqft: 84942 Lot Frontage Ft: Lot Depth: Irregular: State SWIS Code: 282251 Land Use: Sfr Style: Old Location Influence: Property Indic: Single Family Residence Garage: Frame Garage174 Ground Floor Sqft: 2228 Sewer: Public

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The Village Club of Sands Point Country Club



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Directions: LIE Exit36. Turn North on Port Washington Blvd. Go Straight down Port Washington Blvd and it turns into Middle Neck Rd. Turn Right on Forest Drive. Continue to the last house on the Left on the beautiful Cul-De-Sac street.



AERIAL MAP

