



COLDWELL BANKER
M&D GOOD LIFE



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66 Medford Avenue, Patchogue, NY 11772



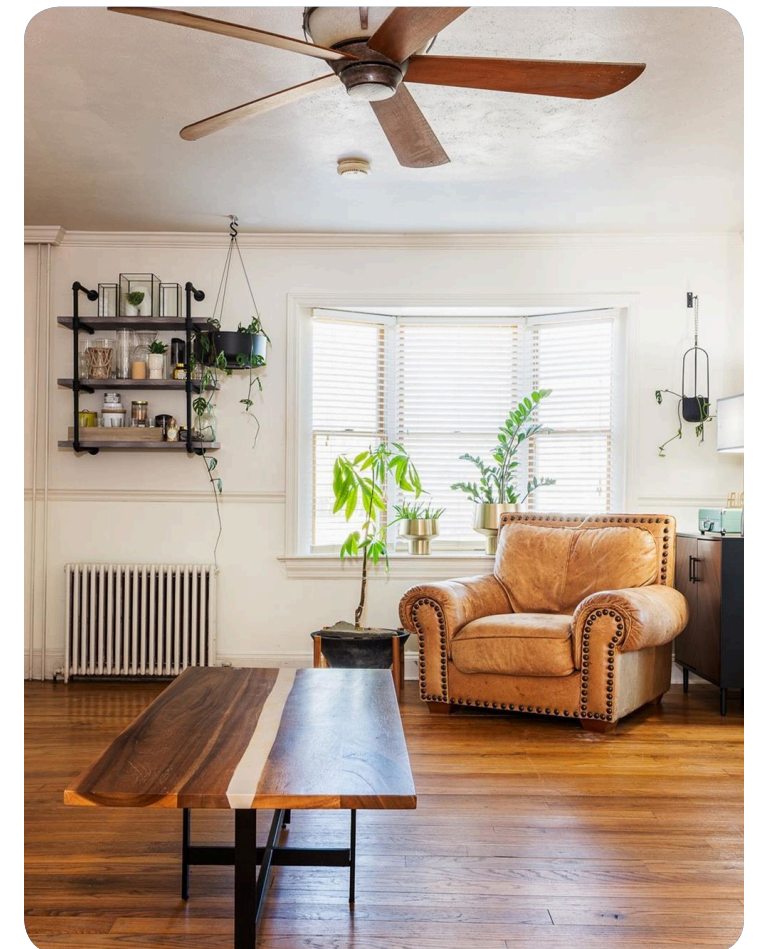
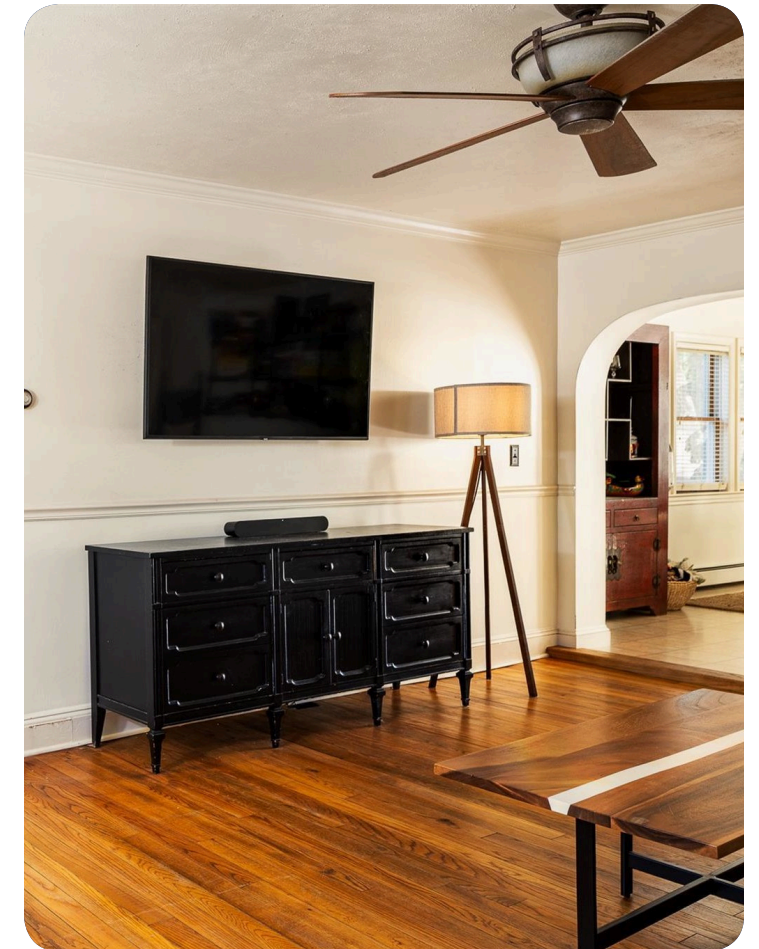
ON THE MARKET

428 MONTAUK HIGHWAY | EAST MORICHES | \$985,000
6 Bedrooms | 4F Baths | 3,064 sqft | MLS ID 922969



About This Home

Historic Colonial Estate with Cottage located in the heart of East Moriches' MAIN Street Historic District. Zoned Residential/Commercial (Duplex/Multifamily), this versatile estate offers endless possibilities for living, working, or investment. The MAIN HOUSE features 4 bedrooms and 3 bathrooms, showcasing original wood flooring and timeless craftsmanship. The primary suite offers a serene retreat with cathedral ceilings, a dressing room, sliding doors to a covered balcony, and a luxurious bath with jacuzzi, separate shower, double vanity, and skylight. The property spans one private acre, framed by mature Leyland Cypress trees for complete privacy. Additional features include a new driveway (2022), parking with RV/boat hookups (water, electric, and separate cesspool), and room for a pool or sport court. The charming COTTAGE, reconstructed in the 2000s and renovated in 2024, includes 2 bedrooms and 1 bathroom. Highlights include a modern kitchen, cathedral ceilings with skylight, separate utilities, laundry, a private fenced yard, deck, and storage shed — perfect for a rental or Airbnb. Enjoy the coastal lifestyle with Moriches Bay, marinas, and water sports just a short distance. Nearby attractions include Terrell River County Park, Kaler's Pond, Soldiers & Sailors Park, ocean and bay beaches, golf courses, theaters, galleries, restaurants, antique shops, farmers markets, wineries, and both the Hamptons and North Fork within easy reach.



EAST MORICHES

428 MONTAUK HIGHWAY
EAST MORICHES, NY 11940



HISTORIC DISTRICT

428 Montauk is part of this context: it is one of the historic properties that help define the look, feel, and heritage of the Main Street corridor in East Moriches.

EAST MORICHES HIGHLIGHTS

Median Home Value 2025
\$1,308,750

Population
4902
(NY State 19.87 million)

Median Age
47.7

Demographics

In East Moriches, the racial breakdown reveals 93.8% White, 0.8% Black or African American, 2% Asian

Crime Rates

East Moriches crime rates are 73% lower than the New York average

Cost of Living

Cost of living in East Moriches is 25% higher than the New York average

Regulation of changes

Exterior changes (siding, windows, roof, additions, demolition) typically need HDAC review and approval to ensure consistency with historic character.

Preservation requirement

The property cannot be allowed to deteriorate to a condition that harms the district's character. Owners are responsible to maintain key exterior features.

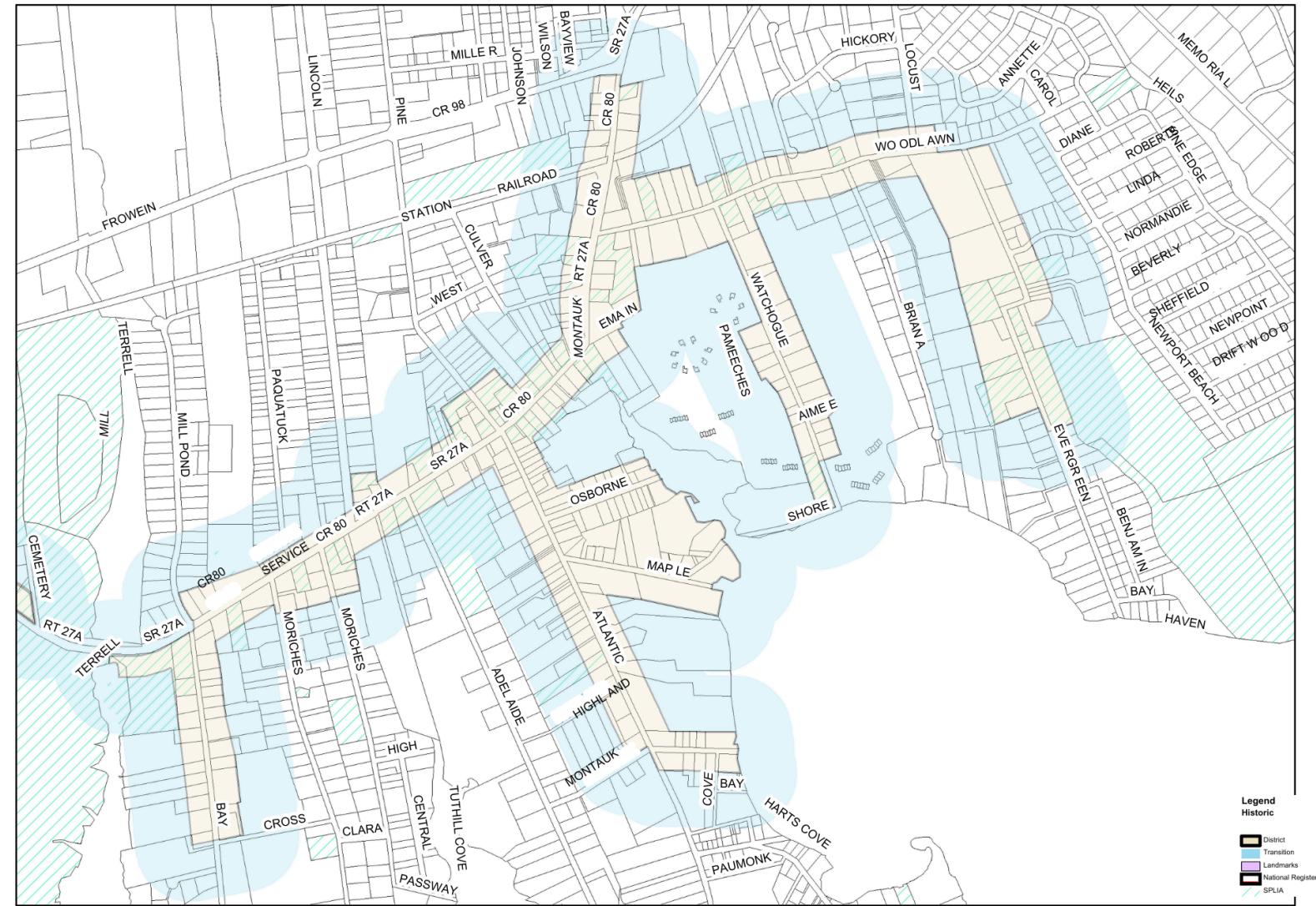
Tax relief

The owner may apply for limitation or remission of property taxes to help offset costs of preserving historic features. (eCode360)

Public recognition & prestige

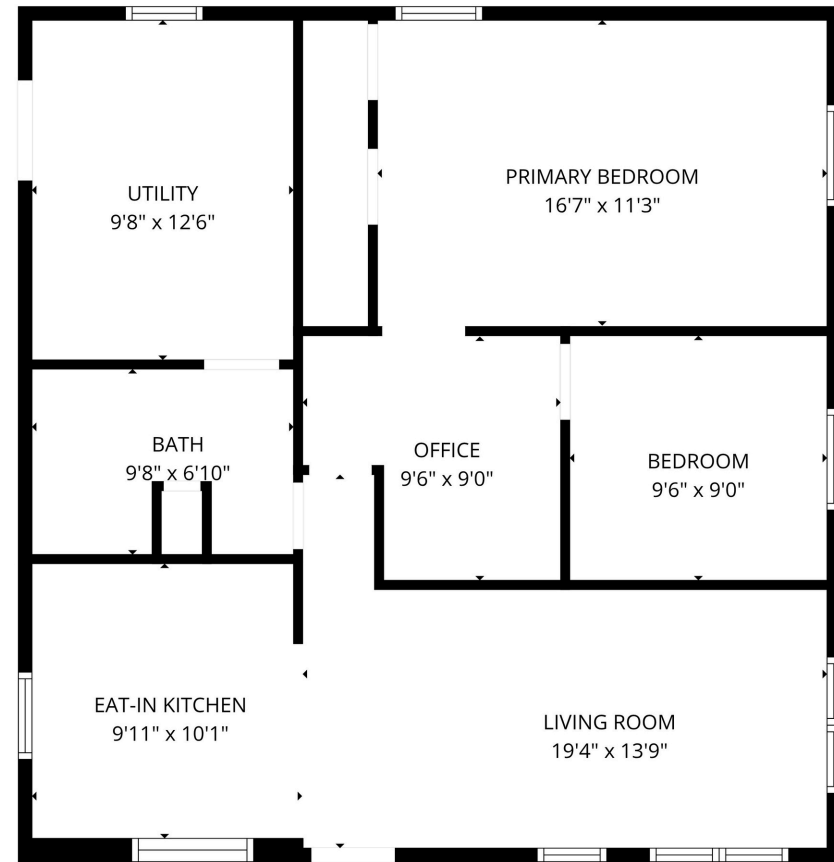
It carries a certain prestige: being in a recognized historic district often raises awareness of heritage, can attract certain buyers, and may enhance property value in the long run.

East Moriches Historic District



Legend
Historic
District
Transition
Landmarks
National Register
SPLIA

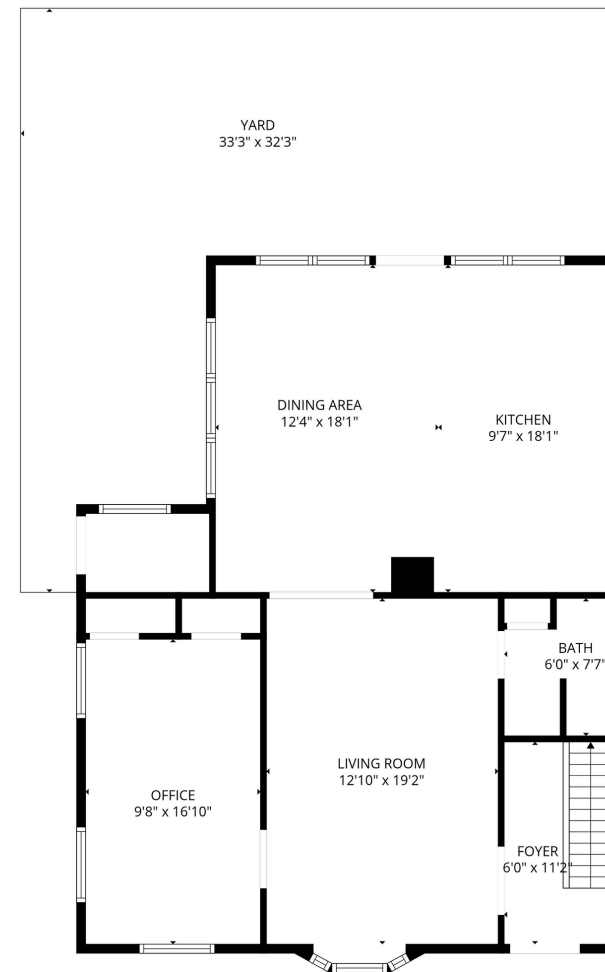
Zoning: If any alteration on this map is unaffiliated, please contact the Planning Department, Town of Brookhaven, 1 Independence Way, Farmingville, NY 11735.
Note: The cartographic display of data on this map has been obtained from the Town of Brookhaven records and is for general display purposes only. The Town of Brookhaven makes no warranties or guarantees as to the accuracy of the information. Further, the information provided does not constitute an official or legal document for any purpose. Official information can be obtained from the agency responsible for maintaining such records.
Lot lines shown may not be current. Official lot line information can be obtained from the County of Suffolk, Office of the County Clerk, 100 West Broadway, Riverhead, NY 11901.



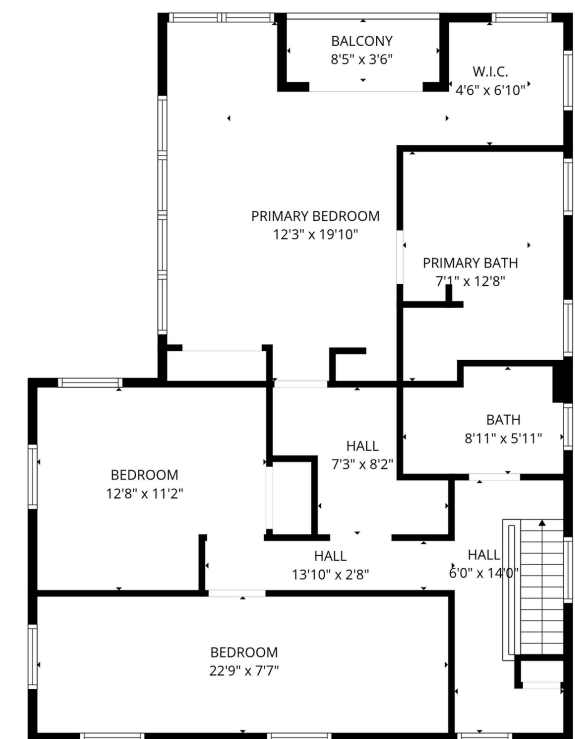
The Cottage



The Main House



FLOOR 1



FLOOR 2



Cottage





Primary Bedroom The primary suite offers a serene retreat with cathedral ceilings, a dressing room, sliding doors to a covered balcony, and a luxurious bath with jacuzzi, separate shower, double vanity, and skylight.

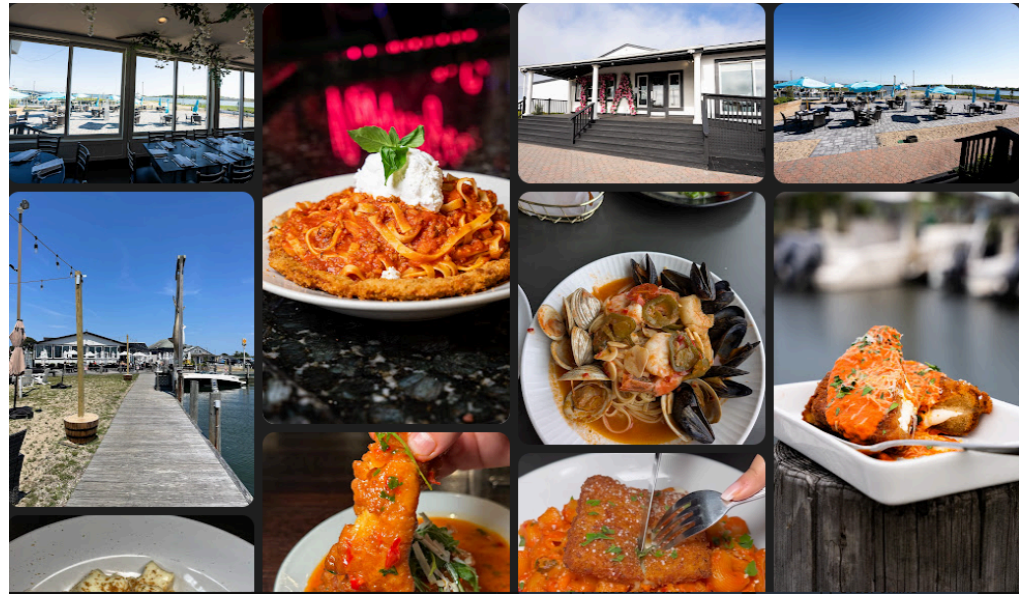


Restaurants

ITA Kitchen Waterfront East Moriches

(Italian American Food)

1.2 Miles 3 minutes



Entertainment

Silly Lily Fishing Station (Boat rental service) 1.1 Miles 4 Minutes

Lily's Seaside at Silly Lily (Waterfront Lobster shack at Silly Lily Fishing Station)



BOAT RENTALS



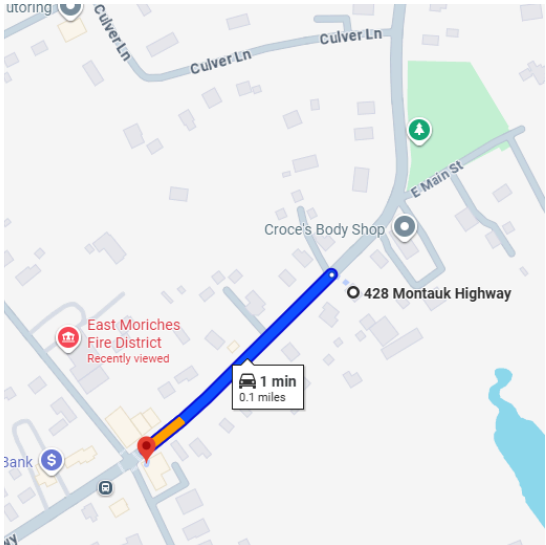
CAREFREE BOAT CLUBS



LILY'S SEASIDE EATS



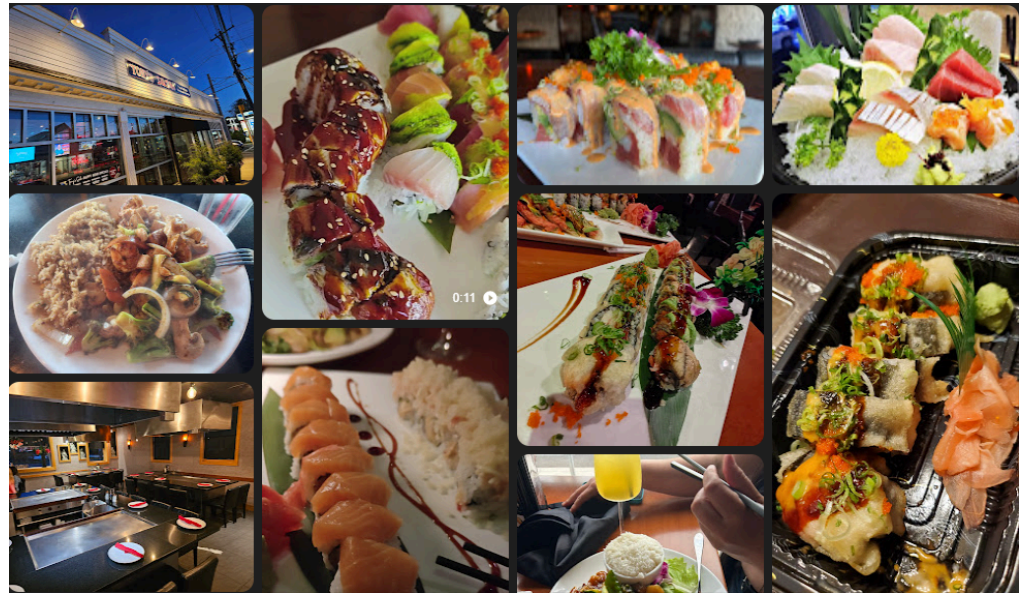
ADVENTURE & EXPERIENCES



Tony's Sushi & Steakhouse

(Hibachi Asian Experience)

0.1 Mile 1 Minute



Hikes, Parks

Terrell River County Park (Park, Hiking Trail) 3.1 Miles 6 Minutes



Soldiers and Sailors Memorial Park 0.1 Mile 1 Minute

428 Montauk Hwy, East Moriches, NY 11940

Location: Main Street, East Moriches, NY 11940
County: Suffolk County
Historic District: Yes (East Moriches Historic District)
Zoning: Residential / Commercial
Use Options: Two-Family / Multifamily / Duplex / Dual Structure / ADU
Main House: 4 Bedrooms / 3 Bathrooms
Cottage / Second Unit: 2 Bedrooms / 1 Bathroom
Taxes: Low – under \$13,000 per year
Star Savings: \$2,341.17

Exterior

Lot Size: One acre property
Driveway: Expansive driveway with RV parking; room for future garage
RV Hookup: Water, electric, and cesspool connection
Main House: Separate cesspool / Fenced yard / Shed / Water access
Cottage: Separate cesspool / Fenced yard / Shed / Water access
Privacy: Fully fenced with mature landscaping
Outdoor Potential: Room for pool or sport court
Driveway Update: New driveway installed in 2022
Landscaping: Mature trees throughout property

Historic Colonial Main House

Approx. Size: ~2,000 sq. ft.
Year Built: 1890 (Addition in 1995)
Bedrooms: 4
Bathrooms: 3 Full Baths
First Floor: Kitchen / Living Room* / 1 Bedroom* / 1 Bathroom / Foyer* / Staircase*
Second Floor: 3 Bedrooms (1 Primary, 2 Guest) / 1 Primary Bath / 1 Guest Bath / Barn Board Hallway Flooring* / Attic Staircase*
Primary Suite: Cathedral Ceiling / Dressing Room / Sliding Glass Door to Covered Balcony / Bathroom with Jacuzzi, Separate Shower, Double Sink, Skylight
Attic: Full Attic*
Basement: Half Crawlspace / Half Unfinished Basement
Upgrades (2013–2016): New Oil Tank / Oil Burner / Water Heater / Insulation / Roof / Weatherization Test
Utilities: Oil Heat and Hot Water / Electric Appliances

Original Features: Woodwork, Flooring, Trim, Doors



Detached Accessory Building (Cottage)

Approx. Size: ~1,000 sq. ft.
Year Reconstructed: 2000
Stories: One Story
Kitchen: Renovated in 2024 / Cathedral Ceiling with Skylight / Propane Oven
Living Room: Cathedral Ceiling / Sliding Glass Door / Deck Access
Bathroom: 1 Full Bath (Renovated in 2024)
Laundry / Mud Room: Access to Fenced Yard and Shed
Office Area: Dedicated Workspace
Bedrooms: 1 Primary Bedroom / 1 Guest Bedroom
Attic: Full Attic
Utilities: Oil Heat and Hot Water

East Moriches School District

School District: East Moriches School District
Recognition: Blue Ribbon School
Grades Served: Pre-K, Elementary, and Middle School
High School Choice: Westhampton Beach / Eastport-South Manor / Center Moriches
Teacher–Student Ratio: 11:1

Entertainment

Recreation: Moriches Bay boating, marinas, and water sports within walking distance
Parks: Terrell River / Kaler's Pond / Soldiers and Sailors Memorial Park
Nearby Amenities: Ocean and bay beaches / Golf / Theaters / Museums / Galleries / Restaurants / Antique Shops / Shopping / Farmers Markets / Wineries / Hamptons / North Fork
Transportation: Easy access to Sunrise Highway (Route 27) / Long Island Expressway (I-495) / Long Island Railroad / Hampton Jitney / Uber / Lyft



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