

Client Full 1 Page

80 Washington Boulevard, Commack, New York 11725

|                       |                                          |                           |
|-----------------------|------------------------------------------|---------------------------|
| MLS#: <b>919010</b>   | Prop Type: <b>Residential</b>            | Price: <b>\$1,999,999</b> |
| Status: <b>Active</b> | Sub Type: <b>Single Family Residence</b> | DOM: <b>16</b>            |



|                                   |                                    |
|-----------------------------------|------------------------------------|
| City/Township: <b>Smithtown</b>   | County: <b>Suffolk County</b>      |
| Post Offc/Town: <b>Commack</b>    | Manhattan Sect: <b></b>            |
| Bedrooms: <b>5</b>                | Senior Comm: <b>No</b>             |
| Baths: <b>6 (5 1)</b>             | Levels in Unit/Home: <b></b>       |
| Rooms Total: <b>16</b>            | Stories in Bldg: <b></b>           |
| Architect. Style: <b>Colonial</b> | Liv Sqft (Est): <b>5,000 Plans</b> |
| Yr Built: <b>2025</b>             | Waterfront: <b>No</b>              |
| Lot Size SqFt: <b>20,050</b>      | Cross Street: <b></b>              |

Public Remarks

This extraordinary new construction is a fully loaded masterpiece and a great value at only \$399 per square foot (at 5,000SF) where other new construction homes are selling for over \$450 per square foot in the area! The builder is efficient and cost effective and can pass on it's savings to its buyers! One of the largest new construction offerings on the market with 5,000 square feet on the top two levels, plus an additional 1,600+ square feet in the fully finished basement for a total of 6,600 SF of usable space! If you include the basement, the home is only \$303 per square foot! Don't miss this opportunity! With years of experience in building luxury homes that include thoughtful and practical upgrades that can't be found anywhere else, this home is built by one of Long Island's premier builders -- Home Solutions -- and delivers another proud, fully loaded home that are always in high demand. No other builder provides a truly ready-to-move-in home like this! From the moment you arrive, the exterior design makes a statement. Easy-to-maintain NuCedar shake siding traverses across the front, mixed in with modern board-and-batten siding for a striking curb appeal. Black Andersen 400 series windows, timeless garage doors, and composite decking with top-of-the-line black Radiance railings enhance both style and durability. A thoughtfully designed landscaping package completes the setting with new trees, shrubbery, sod, fencing, boulders, a multi-zone sprinkler system, paved porch, and even a lighted sports court painted and striped for pickleball and basketball. Good luck finding another new home with all of this! Step inside to a dramatic double-story foyer that sets the tone for the home's impressive interior. Wide-plank wood floors flow throughout, accented by glass and black metal railings, crown moldings, coffered ceilings, and extensive custom trim-work. The interior is modern, elegant and above all welcoming. The dining area's coffered ceiling adds architectural interest, while the open-concept layout creates seamless flow for everyday living and entertaining. At the heart of the home, the open great room and euro-style kitchen combines sleek design with warm tones. The great room highlights the impressive size of the home with nearly 20' ceiling heights. The kitchen island is not your basic island. It is a gigantic nine-feet wide with waterfall edges, LED lighting, tons of storage and room for hosting your guests! Professional-grade appliances include a 48" chef's range, automatic drawer microwave, side-by-side 30" refrigerator and 30" freezer, and a hidden walk-in pantry with custom shelving. This kitchen is both a showpiece and a chef's dream. The first floor also offers a spacious living room as you enter, a half bath for guests, a mudroom, a full primary bath, and one of the 5 bedrooms in the home. Upstairs, the second level features the rest of the 4 bedrooms, each with its own large closet and private bath, and convenient second-story laundry room. The second floor primary suite is a true retreat with a soaking tub, double vanity, and stunning fluted tile shower. The finished basement is designed for both relaxation and entertainment. It offers a home theater, a billiards nook with quartz ledges, an outside entrance with egress window, and a dedicated boiler/storage room. The basement adds another dimension of lifestyle possibilities. Behind the beauty, the home is built with efficiency and comfort in mind. Spray foam insulation, including a "hot roof" system, provides outstanding energy performance. The hydronic heating and central air system features a hospital-grade HEPA MERV-13 filter for cleaner air. A high efficiency modulating boiler and Turbo Max hot water heater, along with a recirculation line, ensure reliability and comfort throughout the home. With thoughtful design, high-end finishes, modern systems, and an unmatched blend of elegance and comfort, this home truly has it all!

Interior Features

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                    |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------|
| Interior:   | <b>1st Floor Bedroom, 1st Floor Full Bath, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Central Vacuum, Chandelier, Chefs Kitchen, Crown Molding, Double Vanity, Dry Bar, Eat-in Kitchen, Entrance Foyer, Formal Dining Room, High Ceilings, In-Law Floorplan, Kitchen Island, Open Floorplan, Open Kitchen, Pantry, Primary Bathroom, Primary Bedroom Downstairs, Quartz/Quartzite Counters, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Walk Through Kitchen, Walk-In Closet(s)</b> |               |                    |
| Appliances: | <b>Cooktop, Dishwasher, Dryer, Exhaust Fan, Freezer, Gas Cooktop, Gas Oven, Gas Range, Microwave, Oven, Range, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater, Washer, Water Heater - Indirect Tank</b>                                                                                                                                                                                                                                                                                      |               |                    |
| Laundry:    | <b>In Hall, Inside, Laundry Room</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Common Walls: |                    |
| Flooring:   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Fireplace:    | <b>Yes</b>         |
| Basement:   | <b>Yes, Finished, Full, Walk-Out Access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Attic:        | <b>Pull Stairs</b> |

Exterior Features

|                |                                                                                                                                                            |                   |              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| Exterior Feat: | <b>Basketball Court, Basketball Hoop, Lighting</b>                                                                                                         |                   |              |
| Lot Feat:      | <b>Back Yard, Cleared, Front Yard, Landscaped, Near Golf Course, Near Public Transit, Near School, Near Shops, Sprinklers In Front, Sprinklers In Rear</b> |                   |              |
| Garage/Spaces: | <b>Yes/2.0</b>                                                                                                                                             | Carport/Spaces:   | <b>No</b>    |
| Parking:       | <b>8.0/Driveway, Garage, Garage Door Opener, Private</b>                                                                                                   |                   |              |
| Construction:  | <b>Energy Star, Foam Insulation, Frame, Shake Siding, Vinyl Siding</b>                                                                                     |                   | Parking Fee: |
| Pool:          | <b>No</b>                                                                                                                                                  | Patio/Porch Feat: | Foundation:  |

Systems & Utilities

|              |                                                                                 |                      |                    |
|--------------|---------------------------------------------------------------------------------|----------------------|--------------------|
| Cooling:     | <b>Central Air</b>                                                              | Sewer:               | <b>Septic Tank</b> |
| Heating:     | <b>Forced Air</b>                                                               | Water:               | <b>Public</b>      |
| Utilities:   | <b>Electricity Connected, Propane, Trash Collection Public, Water Connected</b> | Water/Sewer Expense: |                    |
| Electric Co: | <b>PSEG</b>                                                                     | Other Equip:         |                    |

Community/Association

|                  |                |             |                              |
|------------------|----------------|-------------|------------------------------|
| Elem Sch Dist:   | <b>Commack</b> | Elem Sch:   | <b>Indian Hollow School</b>  |
| Middle Sch Dist: | <b>Commack</b> | Middle Sch: | <b>Commack Middle School</b> |
| High Sch Dist:   | <b>Commack</b> | High Sch:   | <b>Commack High School</b>   |
| Association Y/N: | <b>No</b>      |             |                              |

Property/Tax/Legal

|                      |           |                  |                   |               |              |
|----------------------|-----------|------------------|-------------------|---------------|--------------|
| Tax ID#:             |           | Taxes Annual:    | <b>\$1,252.20</b> | Tax Year:     | <b>2024</b>  |
| Taxes Include:       |           | Assessed Value:  |                   | Tax Source:   | <b>Other</b> |
| Property Attchd:     | <b>No</b> | Zoning:          |                   | Flip Tax:     |              |
| Board of Health App: |           | Common Interest: |                   | Lease Consid: | <b>No</b>    |

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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