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## Rental Homes Still Up For Grabs

What's left in  
LI's hot spots

LI REAL ESTATE

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## FEDS BAR HARVARD FROM ENROLLING FOREIGN STUDENTS



This Amagansett rental is available for \$225,000 for the whole summer.

# L/Real Estate



## SUMMER LIVIN'

Rental homes that are still up for grabs in the Island's hotspots **C8**

DOUGLAS ELLIEMAN



JOSH GOETZ

### VIP PARKING

Resortlike condos in Long Beach come with coveted bonus **C4**

### LIFE AT THE END

Laid-back, naturally beautiful Montauk draws full-and part-time buyers **C6**



# ELITE LI ESCAPES AWAIT

You can still find rentals across Island hotspots

BY STACEY ALTHERR

Special to Newsday

For one Fort Salonga resident, renting a few weeks a year on Fire Island is a sort of respite from her everyday life.

Katherine Plant, a child care worker and integrated energy and sound practitioner, takes long hikes, up to 20 miles from her rental in Corneille Estates near Ocean Beach to Sunken Forest or Water Island. She catches up on her reading on the deck with her dog, Timber, at her side. She loves to watch the sunrises and moonrises.

"Fire Island is my happy place," said Plant, who prefers to rent off season, usually in May or September, because it is less expensive and less crowded. "I don't have to get on a plane. I go there to relax."

Plant is one of many Long Islanders who head to local beach towns for vacation. While the season is just starting to heat up, there are still plenty of rentals available, say real estate agents on Fire Island and both East End forks.

"As the weather gets nice, people start to say, 'You know what? We should spend some time there,' whether it is for two months or two weeks," said Tom Friedman, an agent with Rosehip Partners LLC in East Hampton, a boutique real estate firm.

Many agents agree that while there may be less inventory as Memorial Day approaches, there might also be some deals to be had.

## THE HAMPTONS

The Hamptons region on the South Fork spans many communities, but the most notable summer destinations are from Southampton east to Montauk at its tip. Vacationers come back year after year to the pristine beaches, high-end shopping, upscale restaurants and the general ambience. For nature lovers, hiking at public parks, touring wineries and



Amagansett



East Hampton

This East Hampton rental has a pool and an outdoor kitchen.

kayaking on the bay bring them back, as well.

High-end rentals are being snapped up, but those in the \$50,000 to \$125,000 price range for the summer season — usually Memorial Day to Labor Day — are available, said James Keogh, an agent with Douglas Elliman's Atlantic Team.

"In general, the rental season's high-end got swept up early," he said. "Then it cooled off a bit," referring to full season rentals in the \$250,000 to \$1 million budget that feature prime locations, tennis courts and large pools.

Prices have settled into a

price point for the past two or so years following the pandemic.

"Since COVID, [prices] went up dramatically because of the great demand to be out of the city," Friedman said. "Since then, it has come down a little, and it seems very steady one year to another."

On the East End, laws limit the amount of unrelated people who can rent in one home, affecting the nostalgic "shares" where people rent bedrooms for a set number of days within one rental. Currently, the law says no more than four unrelated people can rent one

## THE HAMPTONS

This Amagansett rental is surrounded by a protected preserve.

home, said Friedman, although he said about 75% of his rentals are to families.

Rentals need not be for an entire season. In fact, there are many weekly or monthly rentals as well.

### AMAGANSETT

**\$40,000 for June;  
\$100,000 for July or August, \$175,000 for both**

**months, \$225,000 for Memorial Day to Labor Day.**

This five-bedroom, 7½-bath home is surrounded by a protected preserve. At over 6,000 square feet, the home has a gunite heated pool, chef's kitchen with butler's pantry off the kitchen, primary suite with two private baths and a finished basement with a gym. James Keogh, Douglas Elliman Real Estate, 631-329-9400.

### EAST HAMPTON

**\$185,000 July to Labor Day; \$115,000 July; \$125,000 August through Labor Day; \$210,000 Memorial Day to Labor Day**

Close to shops, the beach and transportation, this four-

bedroom, 3½-bathroom home has an extensive outdoor kitchen with fireplace, pool and mature landscaping. Inside, the home has custom moldings throughout, large bathrooms and a fireplace in the dining area. Bethany Smith, William Raveis Real Estate, 631-324-8080.

## FIRE ISLAND

Among other Fire Island communities, Ocean Beach and adjacent Seaview and Ocean Bay Park are three towns that swell in population during the summer months.

Known for the no-car rule, three communities have a laid-back, no need to dress up, wear those flip-flops, vibe.

But after decades, changes have come to these communities. Small cottages that once dotted the narrow walkways are being replaced by large homes with pools (once unheard of) and central air conditioning. And vacationers are happy about it, it seems, local agents say.

"Houses that are larger with bigger groups like extended



## FIRE ISLAND



Ocean Bay Park

This Ocean Bay Park rental has a 30-by-18-foot heated saltwater pool and 4,000 square feet of decking.

families will book in advance,” said Abigail Medvin Mago, co-owner of Fire Island Rentals and Sales. “These people are looking for something in particular — must have a water view or pool. But if you are more flexible, you can wait a little longer,” and get a better price.

“The clientele has changed over the years,” she added.

The more modest weekly home rentals in Ocean Beach are in the \$7,000 to \$8,000 range, with some finds in the higher \$3,000 to \$4,000 range.

Robin Citriniti, a broker with Netter Beach Estates in Ocean Beach, said larger pool homes are priced at about \$12,000 to \$14,000 a week. Very often, she said, two families will take a house and share it.

Pricing is also dependent on the week during the summer.

“Certain dates are always the first to go,” she said.

“One of those weeks would be Aug. 18, when kids get home from camp.”

Other towns with rentals on Fire Island like Fair Harbor and Dunewood have their own special feel. A small choice of restaurants and shopping, but sunsets on the Fair Harbor dock are part of the reasons people love it there. Kismet is a popular destination where Long Islanders rent, too.

Cherry Grove and Fire Island Pines have been known for decades as LGBTQ-friendly and are also places where rentals are plenty. “The Grove” is known for its spirited nightly fun, while “The Pines” may be more sedate.

Other communities are boaters’ havens. Atlantique is accessible by ferry from Bay Shore but is known for regulars who dock boats for days or weeks to enjoy the beach, which is only a short walk over the dunes at the ocean. There are no hotels there.

Davis Park and Watch Hill can be reached by boat or ferries from Patchogue.

#### OCEAN BAY PARK

**Weekly from \$7,500**  
preseason to June 22;  
\$20,000 in season.

This five-bedroom, four-full bath, two half-bath home has bay views. Two of the bedrooms are suites on the first floor. The primary bedroom is on the second floor overlooking the bay with floor-to-ceiling windows and a private outdoor shower. The 4,000 square feet of decking has an outdoor kitchen and a 30-by-18-foot heated saltwater pool. Alan Medvin, Fire Island Sales and Rentals, 631-583-8898.

#### OCEAN BEACH

**Weekly \$7,000**

A four-bedroom, two-bathroom recently renovated two-story cottage features a screened-in back porch, front porch, outdoor shower, living room with fireplace, with large windows bringing in the light. The home has a large front-loading washer and dryer. Joan Woletsky, Fire Island Sales and Rentals, 631-583-8898.

#### CORNEILLE ESTATES

**Weekly \$7,500**

Located in Corneille Estates, a few blocks from Ocean Beach, the four-bedroom, 2½-bathroom home is six houses from the ocean. The home has A/C splits, an outdoor shower, and two-story decks. Robin Citriniti, Netter Beach Estates, 631-583-6100.

#### NORTH FORK

The northern tail of Long Island has long been a place of wide-open vistas, farmlands, wineries and water recreation. Without the celebrities and



Ocean Beach

This recently renovated Ocean Beach rental has four bedrooms.



Corneille Estates

This Corneille Estates rental is a few blocks from Ocean Beach.

posh parties linked to the Hamptons on the South Fork, towns like Southold, Mattituck and Greenport offer a more laid-back lifestyle of organic farm-to-table eateries, antiques and farmstands galore. It is also known for distinctly Long Island wineries, where patrons can walk the grounds, listen to music and sip their favorite wines.

“People are still discovering the North Fork,” said Sherri Winter Parker, a real estate broker with Corcoran on the North Fork. “But I notice the crowds are coming earlier and earlier. It was slamming this past weekend,” she said of a recent April weekend.

Much like on the South Fork, rental prices are settling after record highs during COVID-19 and right after the shutdown.

“We have more rental inventory,” she said. “You can

get some really great houses, and they run the gamut in all the towns.”

Parker recently found clients for a large home on Nassau Point for \$140,000 for the long season, but there are many in stock that are more modestly priced.

“I have an adorable little cottage for the season, that is Memorial Day to Labor Day, for \$24,000,” she said.

#### MATTITUCK

**\$15,000 June; \$25,000 July; \$30,000 August to Labor Day; \$12,500 for either September or October**

This three-bedroom, two-bathroom vintage farmhouse is on a vineyard of 2 acres with an in-ground pool. It is a short distance from farmstands, renowned restaurants and other vineyards. Sheri Winter Parker, Corcoran Real Estate, 631-899-0613.



Mattituck

This Mattituck rental is on a 2-acre lot in a vineyard.

JOSH GOETZ PHOTOGRAPHY

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