

REALESTATE

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BUYING IN:

LAUREL

Quiet charm,
beach and
bay access
draws buyers

BY ARLENE GROSS
Special to Newsday

THE SCOOP Sparsely populated and a favorite of boaters, Laurel is one of the more laid back hamlets in the town of Southold, Town of Southold Supervisor Albert Krupski said.

"It's a beautiful quiet place, right outside of Mattituck, which is the bigger commercial area in town," Krupski said, adding that Laurel remains mostly residential because there's a limited area zoned for commercial development.

Laurel sits on Peconic Bay, which is popular with boaters, and is home to Laurel Lake, a spot for swimming, kayaking, fishing and hiking.

"It's a freshwater lake," Krupski said of the latter. "It's very undeveloped, because we've preserved the land around it."

Along one side of Peconic Bay Boulevard are sprawling, waterfront properties, while the other side has quaint cottages with their own beach access, noted Susan Orioli, an agent with Engel & Volkers North Fork.

"It's very picturesque and tree-lined along most of the areas of Laurel," Orioli said, adding the hamlet is near vineyards and wineries and offers easy access to the Hamptons.

Situated midway between Aquabogues and Mattituck on the North Fork, Laurel was known for many years as "Middle District." When Riverhead split from Southold in 1792, the new border ran through Middle

District, dividing the farming community in half. The hamlet was renamed Franklinville around the time residents formed their own Presbyterian church there in 1831. The hamlet earned its current name in 1890.

Early homesteaders were known to gather seaweed along Long Island Sound in winter, piling it around the foundations of their homes for insulation. The population of about 128 residents in 1890 grew to 200 by 1900, and was then described in a survey of Long Island communities as "a pretty village at peace with all the world." Today, the population stands at just over 1,300, contributing to its peaceful character.

Many Laurel residents claim Anna Symmes, the future wife of President William Henry Harrison and grandmother of President Benjamin Harrison, as one of their own as she was raised by her maternal grandparents there.

Today, home prices start in the \$700,000s and reach upward of \$4 million for a waterfront home with a bay beach.

CONDOS AND CO-OPS There are no condos or co-ops on the market.

July 3, 2024-July 2, 2025	
HOME SALES	16
MEDIAN SALE PRICE	\$1.05M
July 3, 2023-July 2, 2024	
HOME SALES	11
MEDIAN SALE PRICE	\$1.13M

VITAL STATS



Population 1,340
Median age 51.5
Median home value \$1.25 million
Monthly LIRR ticket from Mattituck \$468
School district, graduation rate Mattituck-Cutchogue (88%)
Library Mattituck-Laurel
Transit Suffolk County Transit Route 92

Sources: 2023 American Community Survey; OneKey MLS via InfoSparks by ShowingTime; LIRR, data.nyssed.gov; Suffolk County Transit



Laurel residents have access to the Mattituck Park District fields and a fenced-in dog park.

RECENTLY SOLD

\$2.95M

Peconic Bay Boulevard
Style Unknown
Bedrooms 5
Bathrooms 4
Built 1916
Lot size 2.3 acres
Taxes \$23,383
+/- List price -\$250,000
Days on market 192

\$849,000

Sixth Street
Style Ranch
Bedrooms 2
Bathrooms 2
Built 1967
Lot size 0.21 acre
Taxes \$6,025
+/- List price -\$40,000
Days on market 114

\$402,000

Main Road
Style Cottage
Bedrooms 2
Bathrooms 1
Built 1823
Lot size 0.45 acre
Taxes \$5,790
+/- List price +\$2,001
Days on market 63

ON THE MARKET

\$4.5M

This 3,385-square-foot waterfront home on 1 acre has four bedrooms and three bathrooms. It features hardwood floors, double height bay windows and built-in cabinets in the living room, plus a large laundry room, a screened-in sunroom and a wine cellar. The property includes 100 feet of bay beach, three decks and a patio, a full house generator and an attached three-car garage. Taxes are \$23,288. Sheri Winter Parker, Corcoran, 631-765-1300.



CORCORAN

\$979,000

Built in 1935, this 1,292-square-foot home has three bedrooms and two bathrooms. Features include hardwood floors, a kitchen with stainless steel appliances, new board and batten siding and a new irrigation system. The 0.24-acre property has water views, a slate patio, detached two-car garage and a deeded boat slip in a nearby basin. Taxes are \$7,165. Susan Orioli and Therese Ferguson Zuhoski, Engel & Volkers North Fork, 631-298-7953.



ENGEL & VOLKERS

\$775,000

This renovated 1,456-square-foot Cape has four beds, three baths, hardwood floors, wainscoting and recessed lighting throughout. It features a kitchen with stainless steel appliances and quartz counters, a dining room with built-ins, an unfinished full basement and gas heat. The 0.14-acre property has a fenced-in rear yard with a raised deck. Taxes are \$5,946. Richard Connelly and Susan Connelly, Douglas Elliman Real Estate, 631-953-5750.



DOUGLAS ELLIMAN