

Melville offers a mix of business and play

September 4, 2014 by LISA DOLL BRUNO / lisa.doll-bruno@newsday.com



THE SCOOP: Consider Melville one of Long Island's top "live, work and play" locations. The sprawling hamlet is home to a mixture of corporate offices, professional firms, retailers, eateries, services and residential neighborhoods, as well as a few farms and parks.

And if something isn't in Melville, you probably can find it nearby. "For anything we do, we have a short ride," says resident Barbara Nadboy, owner of a real estate agency that bears her name.

Commercial areas are largely found on and around Route 110, which leads to the Long Island Expressway, and Northern and Southern State parkways. Corporations, including Newsday, Estee Lauder Companies and Canon U.S.A., are among the area's many large employers.

As for housing, single-family homes of various styles, sizes and ages are priced from the low-\$300,000s to more than \$2 million, says Brenden Burns of Shawn Elliott Luxury Homes & Estates. Condominiums, homeowner associations and senior developments, many of them gated, are other housing options. About 40 percent of home sales in the past 12 months were condos, Nadboy says.

An affordable town house complex for adults 55 and older -- The Club at Melville -- is being built on Deshon Drive, says Jane Gol, president of Continental Ventures Realty. A joint project with Continental Pinewood Development Corp., the complex, scheduled for occupancy next spring, will comprise 261 two-bedroom units. Based on median income, units run from \$211,000 to \$385,000, Gol says.

CONDOS AND TOWN HOUSES: 33 listings from \$485,000 to \$1,499,888

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SALES PRICE: From Aug. 1, 2013, to Aug. 20, 2014, there were 121 sales with a median price of \$533,000, according to Multiple Listing Service of Long Island data. The low was \$240,000 and the high was \$2,105,000. During the same time period from 2012 to 2013, there were 126 sales. The median price was \$495,000 with a low of \$210,000 and a high of \$2,615,000.

ATTRACTIONS: White Post Farms is gearing up for its fall festival; West Hills County Park; Dr. Jeffrey Wenig Memorial Park; Gwynne Park

MORE MELVILLE STATS

Town: Huntington

Area: 11.3 square miles

ZIP code: 11747

Population: 18,985

Median age: 44.4

Median household income: \$110,125

Median home value: \$565,000*

LIRR time to NYC: From Farmingdale, 49 minutes to 60 minutes at peak

Monthly ticket: \$276

School districts: Half Hollow Hills; South Huntington

SOURCES: 2010 census; mlsll.com; LIRR;

**Based on sales in the past six months, according to MLSLI*

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