



*The Villas on Eastview*  
**CENTRAL ISLIP**

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100 Luxury Rental Apartments



**The Crest Group** is a real estate management and development firm specializing in property management for residential, office, retail, industrial and hospitality. With a long and proud tradition of developing desirable properties, they continue to attract and retain a distinguished list of office, retail, and industrial tenants.

The Villas on Eastview, proudly developed in partnership with The Crest Group, offers modern 2-bedroom, 2-bathroom homes in a private gated community. Amenities include a clubhouse, gym, billiards, coffee bar, heated saltwater pool, dog park, and designated parking—all managed with the quality and care The Crest Group is known for.

Through this partnership with The Crest Group, The Villas on Eastview delivers elevated living on Long Island.



# THE VILLAS ON EASTVIEW

725 Eastview Drive, Central Islip, NY 11722



Welcome to **The Villas on Eastview**, a premier gated community nestled in the heart of Central Islip, Long Island.

This brand-new construction rental home features:

- 2-bedroom & 2-bathroom units (ranging from 1,120 to 1,467 square feet)
- An open living room/dining room concept
- Custom cabinetry
- Full stainless steel appliance package
- Quartz countertops
- Landlord-provided washer and dryer
- Large walk-in closet in the primary bedroom
- Private deck/patio space
- Spacious upper loft/home office area for all Upper Models

This community is also pet-friendly, welcoming up to two pets per unit with a non-refundable security deposit and a monthly pet fee.

This community offers:

- Easy access to major roadways (Long Island Rail Road)
- A variety of shopping venues
- Close proximity to the Cohalan Courthouse Complex
- Close proximity to the Suffolk County 10th District Court
- Close proximity to the TOURO University
- Close proximity to the United States District Court, Eastern District of New York.

Experience the private neighborhood community feel at The Villas on Eastview, where luxury meets convenience.



# THE UNIT MODELS

## **THE ELM LOWER (2 Bedroom | 2 Bathroom | 1,120 square feet | \$3,300.00 per month)**

Welcome to The Elm Lower, a luxurious interior first-floor apartment offering a blend of modern amenities and comfortable living at The Villas on Eastview.

### **KEY FEATURES:**

- **Direct Access & Parking:** Convenient direct access into the unit with reserved parking and ample guest spots for visitors.
- **Primary Bedroom:** Spacious primary bedroom with a full en-suite bathroom and a custom walk-in closet. Enjoy your own private outdoor patio area.
- **Second Bedroom:** Large second bedroom also features a custom walk-in closet.
- **Modern Bathrooms:** The primary bathroom includes a walk-in shower, while the second bathroom offers a full-size tub and shower. Both bathrooms boast white Calcutta porcelain tiles with grey veining and Delta Faucet products.
- **Oversized Great Room:** A spacious and versatile living area perfect for relaxation and entertainment.
- **Luxury Flooring:** The entire unit features luxury vinyl plank flooring in a stylish grey wood tone.
- **Full Kitchen:** Equipped with modern grey lower cabinets and white upper cabinets, all featuring soft-close technology. Also includes white quartz countertops with grey veining and a full suite of stainless-steel appliances: refrigerator/freezer, range, microwave, and undermount sink.
- **In-Unit Laundry:** Full-size stackable washer and dryer for your convenience.

### **AMENITIES:**

- Clubhouse
- Gated Community
- Outdoor Deck
- Gym
- Outdoor Swimming Pool
- Billards Room
- Clubhouse Conference Room

### **RENTAL TERMS:**

Rent - \$3,300  
Security Deposit - \$3,300  
Application Fee - \$20

### **PROPERTY ADDRESS:**

725 Eastview Drive, Central Islip, NY 11722

## **THE ELM UPPER W/ LOFT (2 Bedrooms | 2 Bathrooms | 1,477 square feet | \$3,700.00 per month)**

Welcome to The Elm Upper with Loft, a luxurious interior second-floor apartment offering a blend of modern amenities and comfortable living at The Villas on Eastview.

### **KEY FEATURES:**

- **Direct Access & Parking:** Convenient direct access with a staircase that leads directly into the unit. Reserved parking and ample guest spots for visitors
- **Primary Bedroom:** Spacious primary bedroom with a full en-suite bathroom and a custom walk-in closet. Enjoy your own private outdoor patio area
- **Second Bedroom:** Large second bedroom also features a custom walk-in closet
- **Modern Bathrooms:** The primary bathroom includes a walk-in shower, while the second bathroom offers a full-size tub and shower. Both bathrooms boast white Calcutta porcelain tiles with grey veining and Delta Faucet products
- **Oversized Great Room:** A spacious and versatile living area perfect for relaxation and entertainment
- **Loft Area:** A 96 square foot loft overlooking the Great Room below – perfect for a home office or den
- **Luxury Flooring:** The entire unit features luxury vinyl plank flooring in a stylish grey wood tone
- **Full Kitchen:** Equipped with modern grey lower cabinets and white upper cabinets, all featuring soft-close technology. The kitchen also includes white quartz countertops with grey veining and a full suite of stainless-steel appliances: refrigerator/freezer,

### **AMENITIES:**

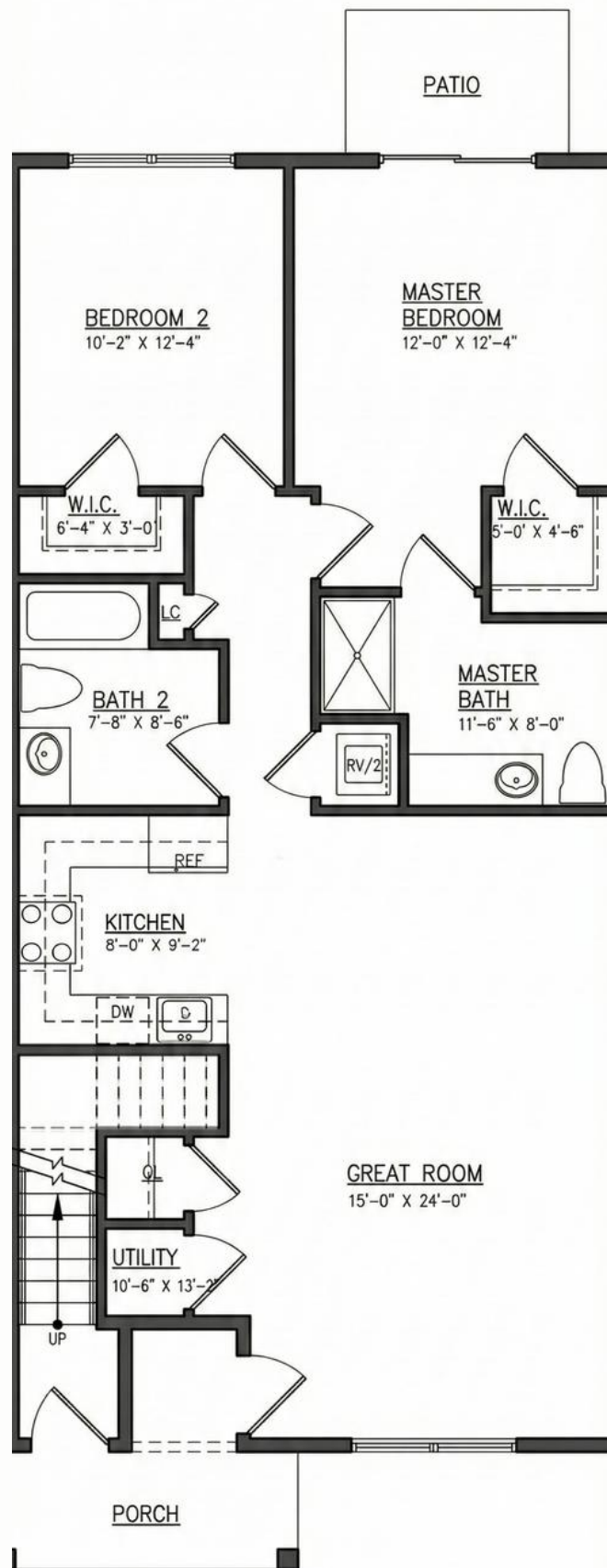
- Clubhouse
- Gated Community
- Outdoor Deck
- Gym
- Outdoor Swimming Pool
- Billards Room
- Clubhouse Conference Room

### **RENTAL TERMS:**

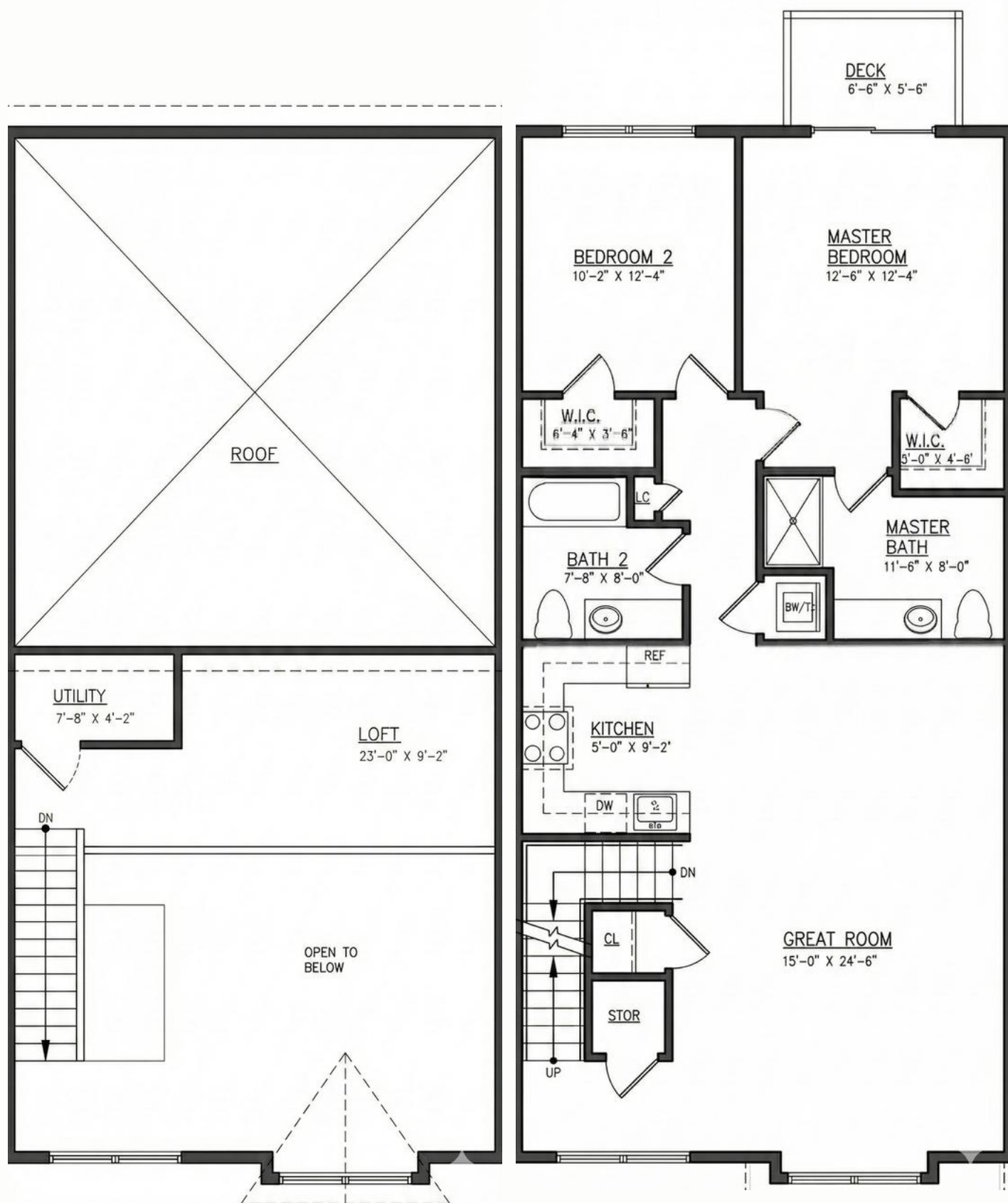
Rent - \$3,700  
Security Deposit - \$3,700  
Application Fee - \$20

### **PROPERTY ADDRESS:**

725 Eastview Drive, Central Islip, NY 11722



**THE ELM LOWER (2 Bedroom | 2 Bathroom | 1,120 square feet)**



**THE ELM UPPER W/ LOFT (2 Bedrooms | 2 Bathrooms | 1,477 square feet)**

### **THE WILLOW LOWER (2 Bedroom | 2 Bathroom | 1,114 square feet | \$3,500.00 per month)**

Welcome to The Willow Lower, a luxurious end-unit first-floor apartment offering a blend of modern amenities and comfortable living at The Villas on Eastview.

#### **KEY FEATURES:**

- **Direct Access & Parking:** Enjoy convenient direct access to the unit, with reserved parking and ample guest spots available for visitors.
- **Primary Bedroom:** Spacious primary bedroom with a full en-suite bathroom and a custom walk-in closet. Enjoy your own private outdoor patio area.
- **Second Bedroom:** Large second bedroom also features a custom walk-in closet.
- **Modern Bathrooms:** The primary bathroom includes a walk-in shower, while the second bathroom offers a full-size tub and shower. Both bathrooms boast white Calcutta porcelain tiles with grey veining and Delta Faucet products.
- **Oversized Great Room:** A spacious and versatile living area perfect for relaxation and entertainment.
- **Luxury Flooring:** The entire unit features luxury vinyl plank flooring in a stylish grey wood tone.
- **Full Kitchen:** Equipped with modern grey lower cabinets and white upper cabinets, all featuring soft-close technology. Also includes white quartz countertops with grey veining and a full suite of stainless-steel appliances: refrigerator/freezer, range, microwave, and undermount sink.
- **In-Unit Laundry:** Full-size stackable washer and dryer for your convenience.

#### **AMENITIES:**

- Clubhouse
- Gated Community
- Outdoor Deck
- Gym
- Outdoor Swimming Pool
- Billards Room
- Clubhouse Conference Room

#### **RENTAL TERMS:**

Rent - \$3,500  
Security Deposit - \$3,500  
Application Fee - \$20

#### **PROPERTY ADDRESS:**

725 Eastview Drive, Central Islip, NY 11722

### **THE WILLOW UPPER W/ LOFT (2 Bedrooms | 2 Bathrooms | 1,467 square feet | \$3,900.00 per month)**

Welcome to The Willow Upper with Loft, a luxurious end-unit second-floor apartment offering a blend of modern amenities and comfortable living at The Villas on Eastview.

#### **KEY FEATURES:**

- **Direct Access & Parking:** Convenient direct access with a staircase to enter directly into the unit. Reserved parking and ample guest spots for visitors
- **Primary Bedroom:** Spacious primary bedroom with a full en-suite bathroom and a custom walk-in closet. Enjoy your own private outdoor patio area
- **Second Bedroom:** Large second bedroom also features a custom walk-in closet
- **Modern Bathrooms:** The primary bathroom includes a walk-in shower, while the second bathroom offers a full-size tub and shower. Both bathrooms boast white Calcutta porcelain tiles with grey veining and Delta Faucet products
- **Oversized Great Room:** A spacious and versatile living area perfect for relaxation and entertainment
- **Loft Area:** A 212 square foot loft overlooking the Great Room below – perfect for a home office or den
- **Luxury Flooring:** The entire unit features luxury vinyl plank flooring in a stylish grey wood tone.
- **Full Kitchen:** Equipped with modern grey lower cabinets and white upper cabinets, all featuring soft-close technology. The kitchen also includes white quartz countertops with grey veining
- and a full suite of stainless-steel appliances: refrigerator/freezer,

#### **AMENITIES:**

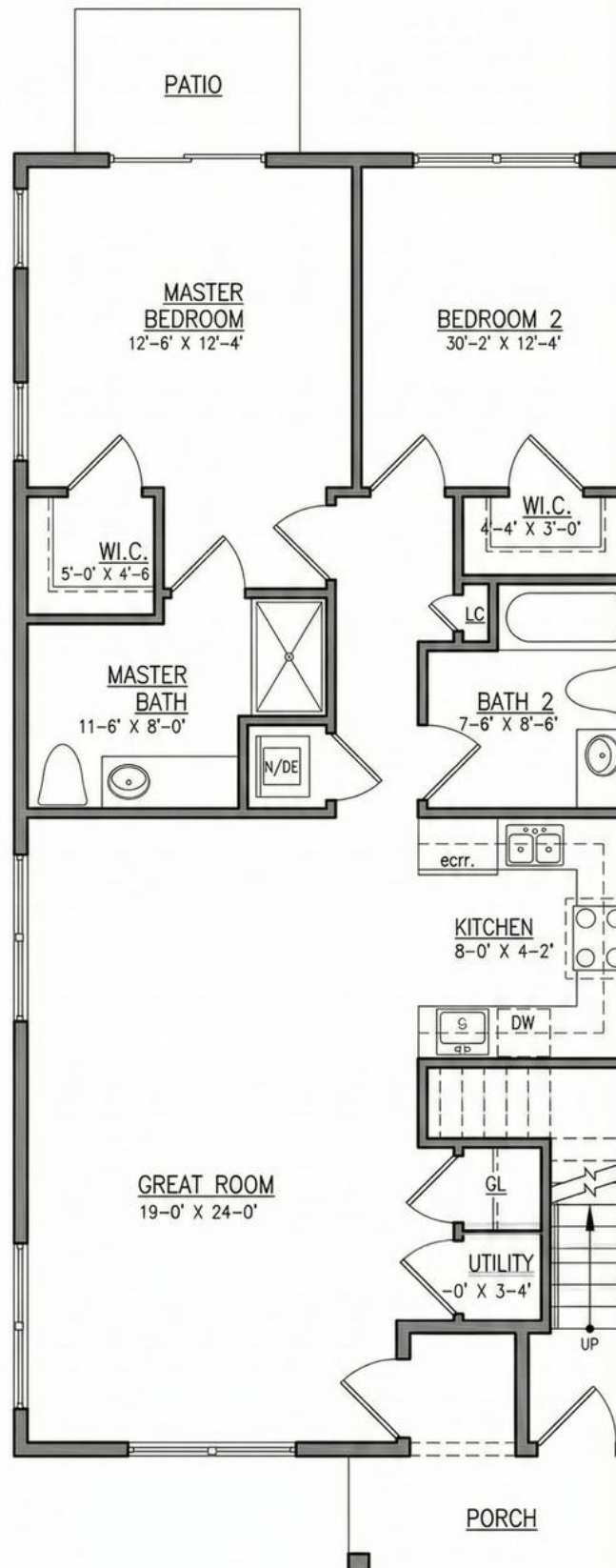
- Clubhouse
- Gated Community
- Outdoor Deck
- Gym
- Outdoor Swimming Pool
- Billards Room
- Clubhouse Conference Room

#### **RENTAL TERMS:**

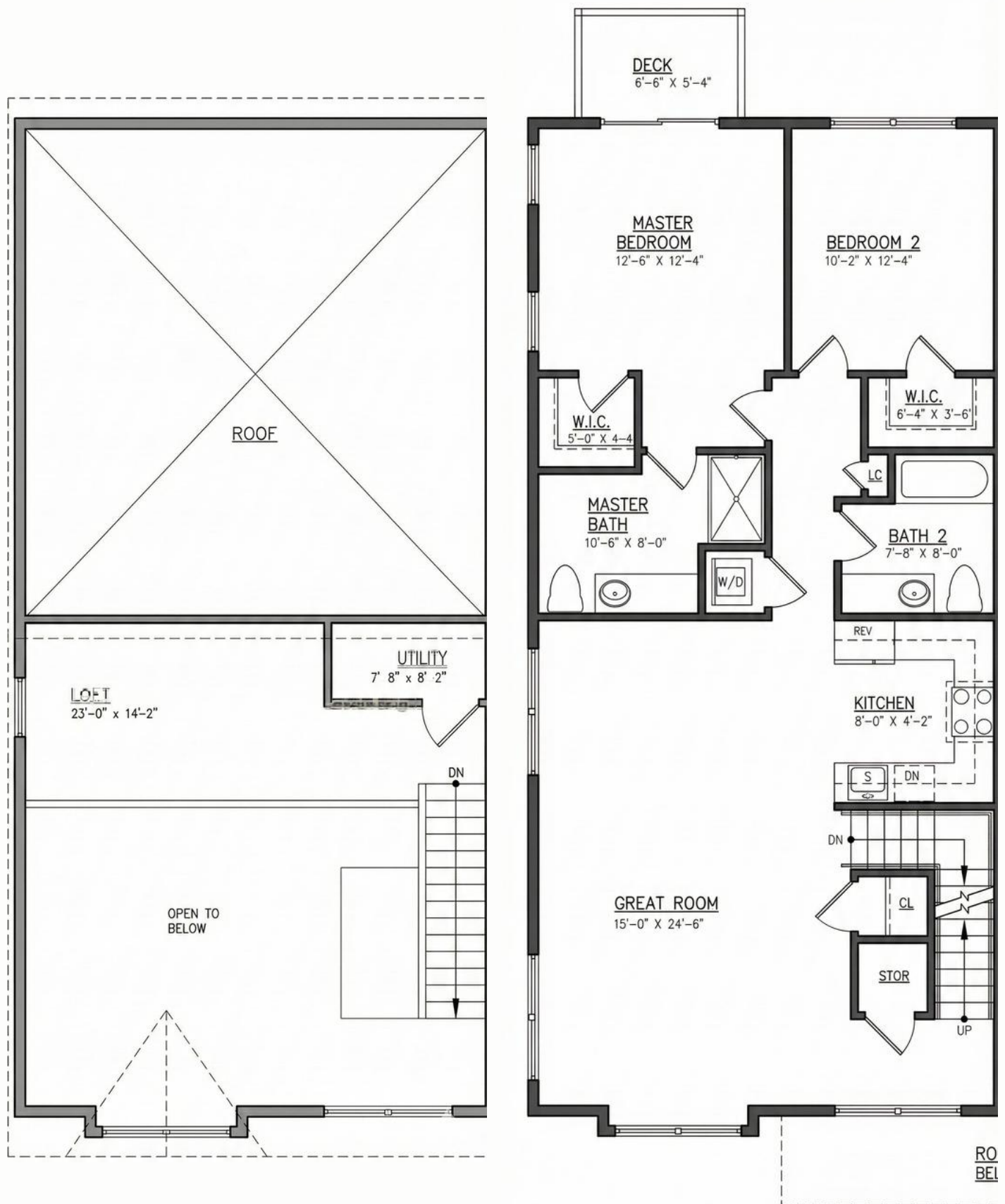
Rent - \$3,900  
Security Deposit - \$3,900  
Application Fee - \$20

#### **PROPERTY ADDRESS:**

725 Eastview Drive, Central Islip, NY 11722



**THE WILLOW LOWER (2 Bedroom | 2 Bathroom | 1,114 square feet)**



**THE WILLOW UPPER W/ LOFT (2 Bedrooms | 2 Bathrooms | 1,467 square feet)**





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**631-810-3701**  
**info@teammusso.com**

## ABOUT THE BROKER



**Peter Musso** has over 20 years of experience in real estate investment, management, development, and brokerage. From being involved in Long Island's most notable transactions to managing over \$3B of multifamily/mixed-use assets nationally and internationally, he has done it all. His experience enables him to provide a well rounded perspective to representing his clients.

Notable assignments include: Sycamore Estates (18-Lot Subdivision: \$26M sell-out) / Precision Innovation Park (\$8.25M: 48-Acres by national developer yielding 500,000 SF of distribution and storage space) / The Villas at East View (exclusive broker for 100 Luxury Rental Community) plus over 50 other subdivisions throughout Long Island. His reach is beyond Long Island.

He holds a BA from SUNY Albany, MS in Real Estate from CUNY Baruch and is a member of the Advisory Board at CUNY Baruch's Real Estate Institute. He was born in Brooklyn, grew up on Long Island, and now lives on Long Island's north shore, where he spends time with his wife and three boys.



**Paul Musso** is synonymous with Long Island real estate. With over two decades of experience in residential, commercial, and investment real estate, Paul has built a career defined by record-breaking sales, impactful development projects, and a passion for educating fellow professionals.

Today, he stands in a class of his own as the go-to expert and source of land for builders, investors, and homeowners. Notable assignments include: Sycamore Estates (18-Lot Sub-Division: \$25M sell-out) / Locust Cove (18-Condo Development) / The Loft (31-unit apartment building), Liberty Landing (59 Apartments) / Precision Innovation Park (\$8.25M: 48-Acres by national developer yielding 500,000 SF of distribution and storage space) / The Villas at East View (exclusive broker for 100 Private Luxury Rentals), plus over 50 other subdivisions throughout Long Island.

Having been featured in media outlets including The New York Times, The New York Real Estate Journal, Long Island Business News, Newsday, Paul continues to leave his mark as an industry leader. In the past, he was a coach for Daryl Davis Seminars, speaking to realtors throughout the country, served on the Realtors Political Action Committee, Long Island Builders' Institute Associate President, and participated in the Long Island Fight for Charity.

He was born in Brooklyn, served in the United States Army, and is a Lifetime Board Member of the Long Island Builders' Institute and currently a Director in the Smithtown Chamber of Commerce.

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**"BUILDING RELATIONSHIPS FROM THE GROUND UP!"**

