



Pond Path, East Setauket, NY
PREMIER NEW CONSTRUCTION DEVELOPMENT



A rare opportunity to build new in one of East Setauket's most established and desirable settings.

This new construction project in Pond Path is an exclusive 4-lot subdivision thoughtfully designed to blend timeless architecture with the character of the surrounding neighborhood. With only one new homesite currently available, this is a limited offering for buyers who value privacy, craftsmanship, and location.



Models, Floor Plans, and Specifications

Buyers of Lot 2 may choose from three custom home models, each carefully designed with today's lifestyle in mind. These homes feature:

- Open-concept floor plans
- Spacious kitchens designed for gathering
- Generous primary suites
- Quality craftsmanship and high-end finishes
- Energy-efficient construction

Personalization options allow you to tailor finishes and details to reflect your taste and lifestyle.



Model pricing is subject to market changes. Renderings, floor plans and specifications are subject to changes. Actual photos may include customer preferences.

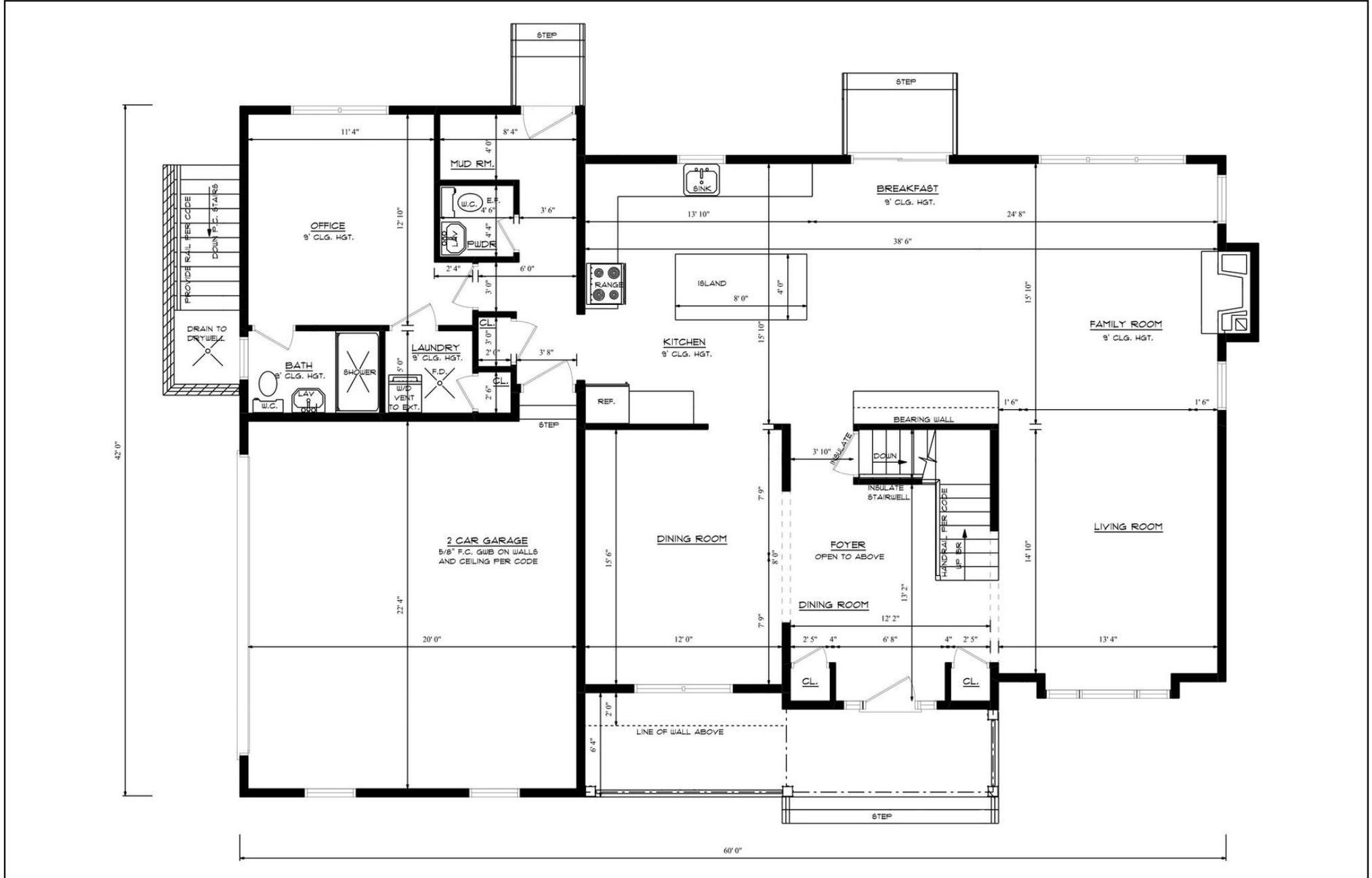


Dorchester

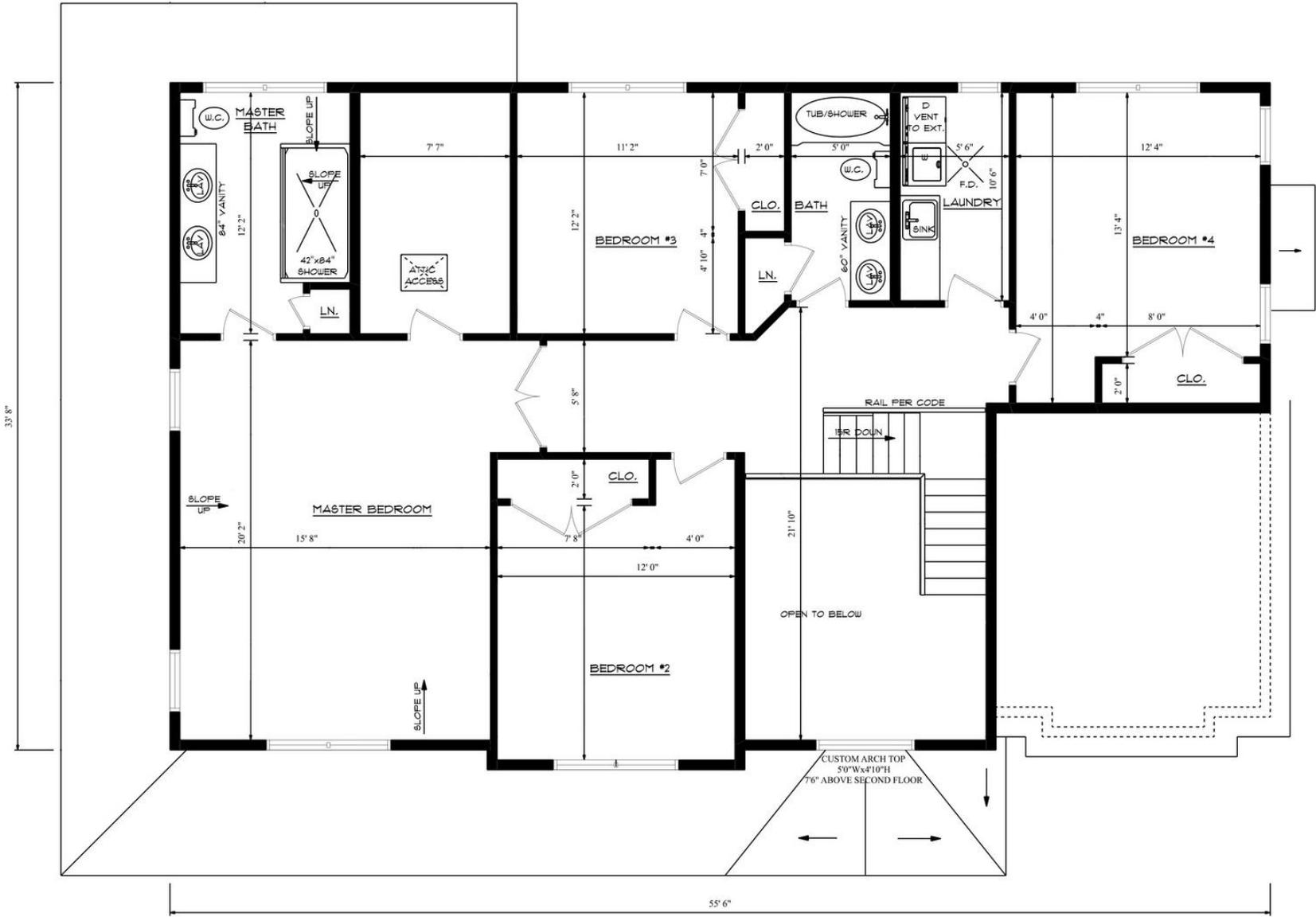
Total Floor Area: 3,134 Sq Ft | 5 Bedrooms | 3.5 Bathrooms



First Floor Plan (Living Area: 1,692 sq ft | Garage Area: 474 sq ft)



Second Floor Plan (Living Area: 1,442 sq ft)



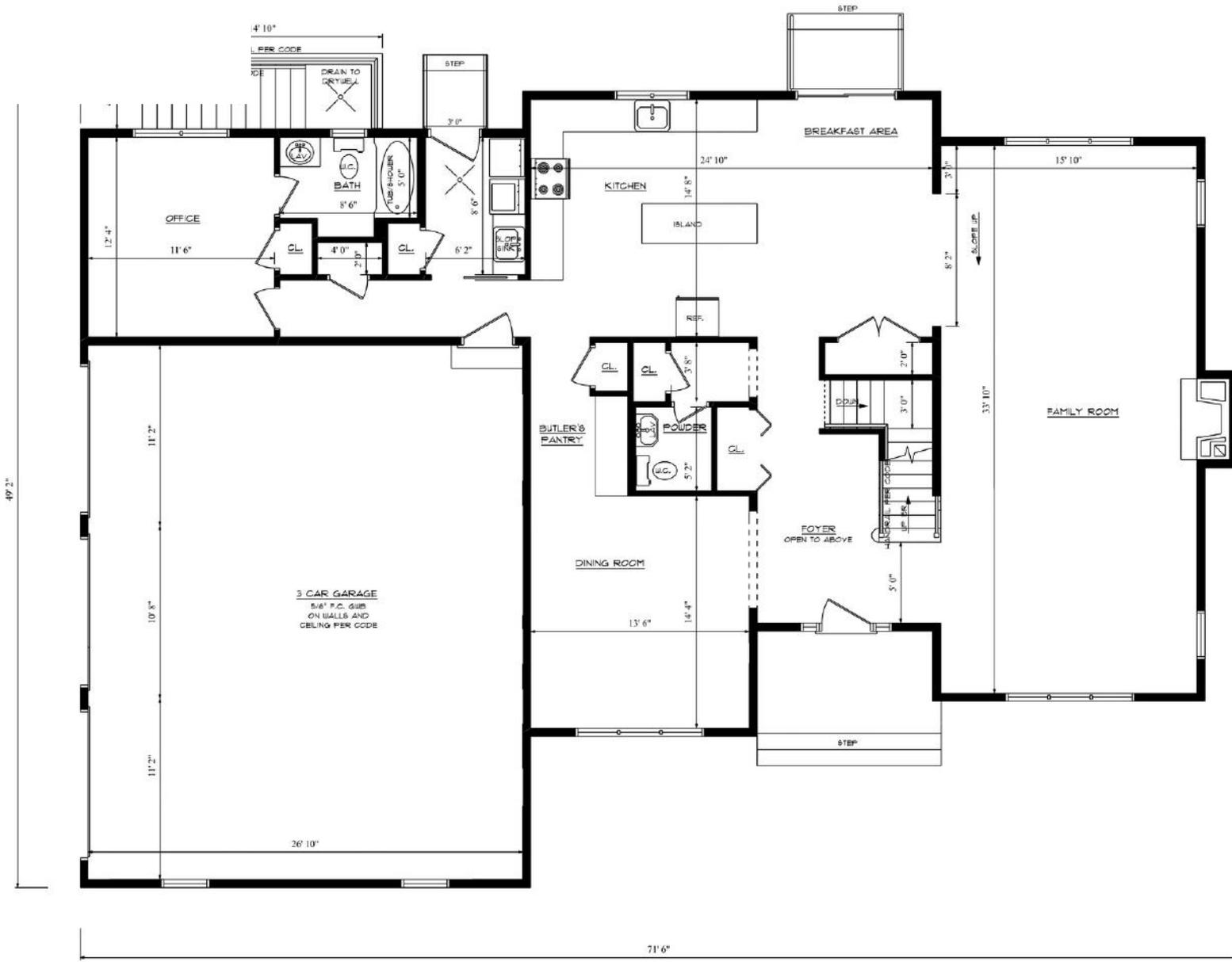


Concord

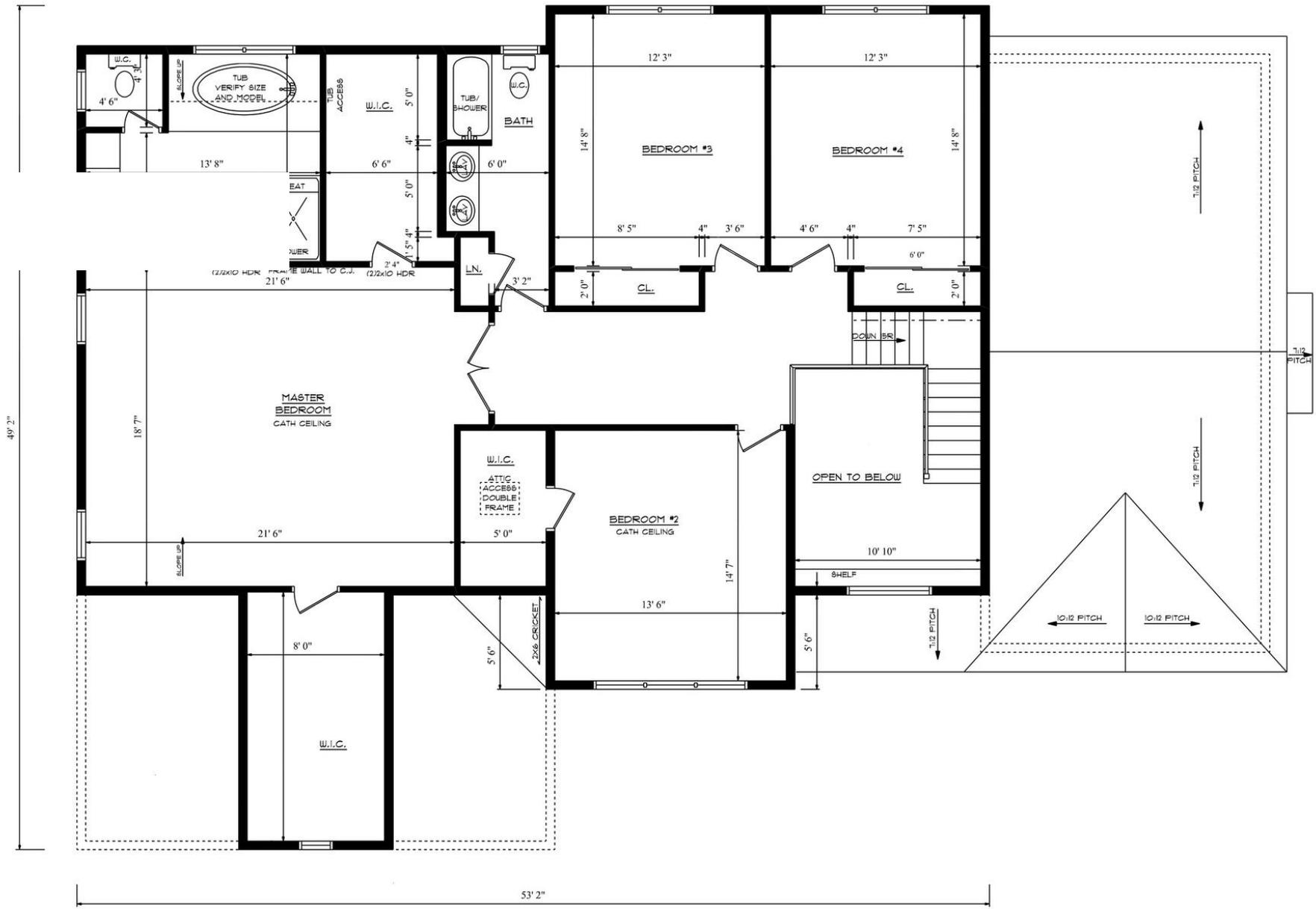
Total Floor Area: 3,700 sq ft | 5 Bedrooms | 3.5 Bathrooms



First Floor Plan (Living Area: 1,898 sq ft | Garage Area: 916 sq ft)



Second Floor Plan (Living Area: 1,802 sq ft)



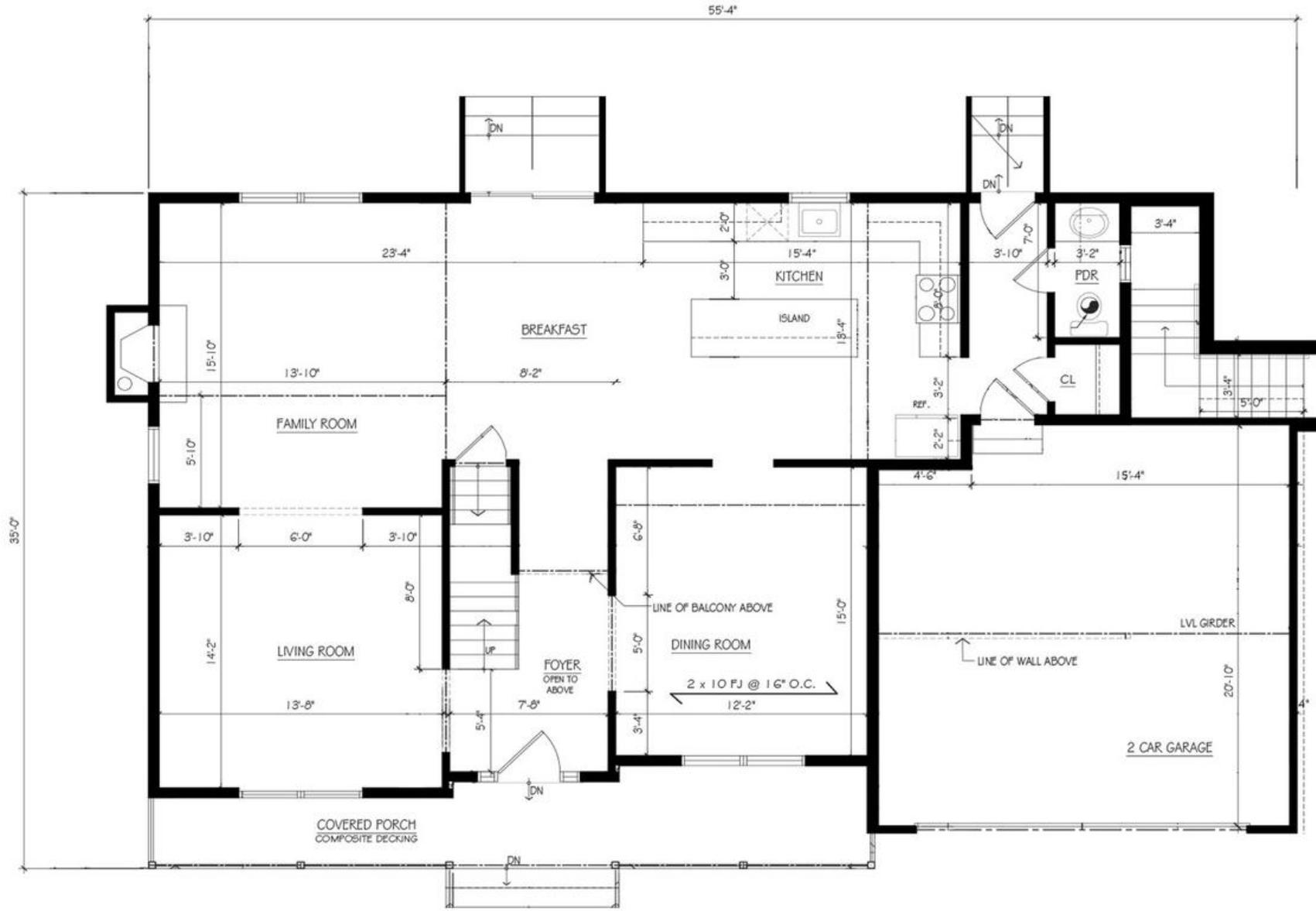


Birmingham

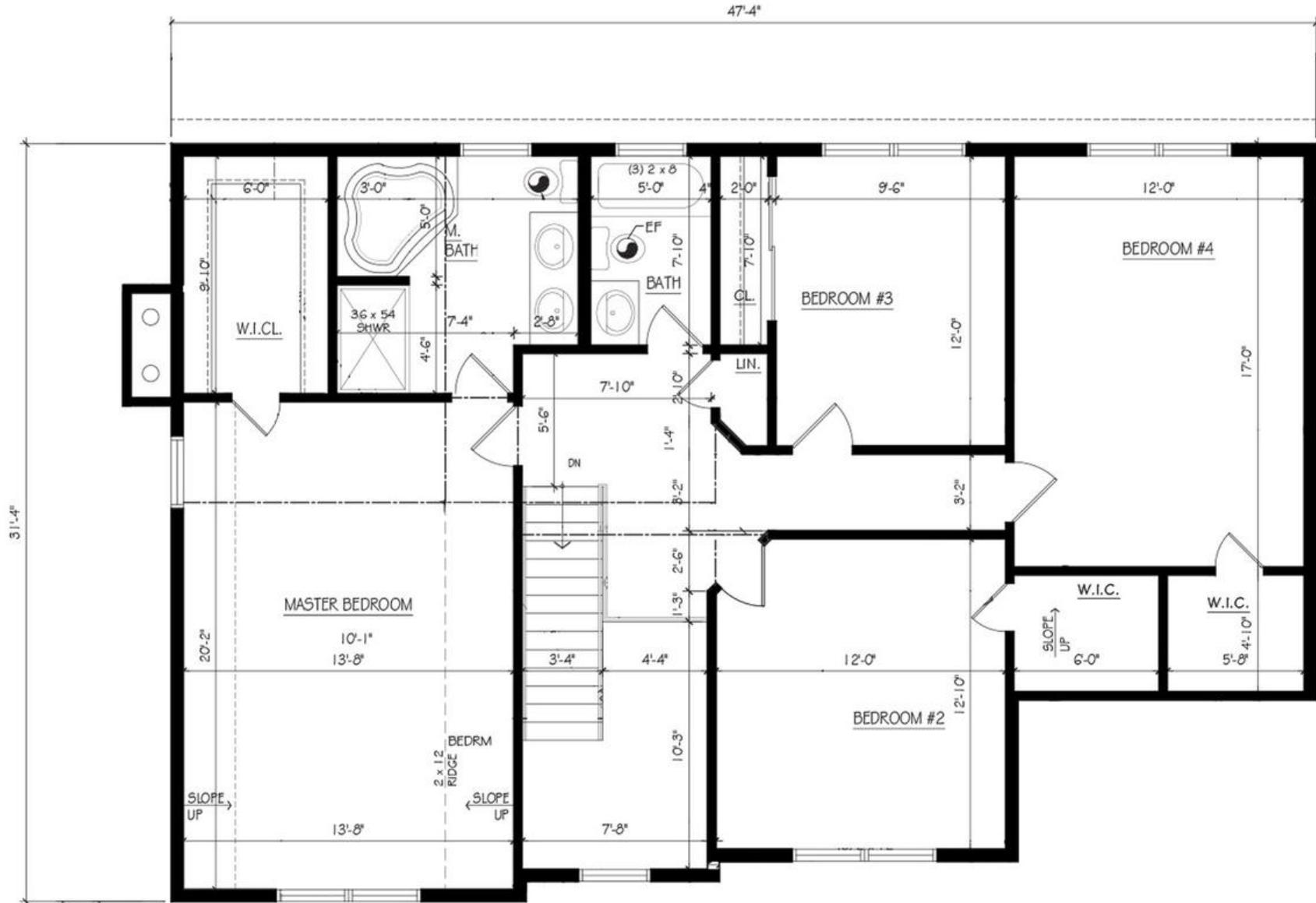
Total Floor Area: 2,487 sq ft | 4 Bedrooms | 2.5 Bathrooms



First Floor Plan (Living Area: 1,231 sq ft)



Second Floor Plan (Living Area: 1,256 sq ft)



Specifications

OVERVIEW

- MASONITE FIBERGLASS FRONT ENTRY DOOR WITH TWO 12” SIDELIGHTS
- FOUR-INCH WIDE #1 RED OAK FLOORS ON THE FIRST FLOOR INCLUDING KITCHEN AND UPPER HALLWAY
- OAK STEPS WITH PAINTED RISERS ON MAIN STAIRS WITH OAK HANDRAILS AND CHOICE OF WOOD OR METAL SPINDLES
- CERAMIC TILE BATHS
- NINE-FOOT CEILINGS ON THE FIRST FLOOR
- EIGHT-FOOT CEILINGS IN THE BASEMENT AND ON THE SECOND FLOOR
- FORMAL DINING ROOM (per plans)
- SECURITY SYSTEM
- FIREPLACE WITH MANTEL AND TILE SURROUNDS
- PLUSH WALL-TO-WALL CARPETING IN UPSTAIRS BEDROOMS, FULL HARDWOOD ON FIRST FLOOR AND UPSTAIRS FOYER/HALLWAY
- INSULATION TO ENERGY CODE
- PEX PIPING WATER LINES
- RHEEM 2 ZONE CENTRAL AIR CONDITIONING SYSTEM
- 2 ZONE WATER COIL HEATING WITH AN INDIRECT HOT WATER HEATER (TANKLESS)
- ABUNDANT CLOSETS WITH MELAMINE SHELVING AND STEEL ROD
- CUSTOM QUALITY INTERIOR MOLDING AND TRIM
- MASONITE COLONIAL OR SHAKER INTERIOR DOORS WITH LEVER HARDWARE
- TWO COATS OFF WHITE PAINT
- TWO-CAR GARAGE WITH INSULATED STEEL DOORS, AUTOMATIC GARAGE DOOR OPENERS, TWO REMOTES, KEYPAD AND CONVENIENT INTERIOR ACCESS (CONCORD: 3 CAR GARAGE)

CUSTOM KITCHEN

- SHAKER PANEL MAPLE DOORS WITH 42” WALL CABINETS
- QUARTZ COUNTERTOP (builder selection)
- CERAMIC TILE BACKSPLASH
- STAINLESS STEEL SINK WITH KOHLER PULL OUT FAUCET

FRIGIDAIRE STAINLESS STEEL APPLIANCES

- FROST-FREE REFRIGERATOR/FREEZER WITH ICE AND WATER
- RANGE WITH CANOPY WALL-MOUNTED RANGE HOOD VENTED TO THE OUTSIDE ELECTRIC WALL OVEN AND MICROWAVE COMBO
- DISHWASHER

LAUNDRY ROOM

- FRONT-LOAD WASHER
- FRONT-LOAD DRYER
- CERAMIC TILE FLOOR
- FLOOR DRAIN

ELEGANT PRIMARY BATH

- STALL SHOWER WITH GLASS DOOR AND CERAMIC TILE BASE AND WALLS
- CERAMIC TILE FLOOR AND BASE
- SEPARATE SOAKING TUB WITH KOHLER TUB FILLER
- MAPLE DOOR VANITY
- GRANITE TOP
- STAINLESS STEEL UNDERMOUNT SINK WITH KOHLER PULL OUT FAUCET
- KOHLER DEVONSHIRE WIDESPREAD FAUCETS AND TOILET

SECOND-FLOOR HALL BATH

- CERAMIC TILE FLOOR AND TUB WALL SURROUNDS
- MAPLE DOOR VANITY
- CULTURED MARBLE SINK TOP
- KOHLER DEVONSHIRE'S WIDESPREAD FAUCET AND TOILET

POWDER ROOM (per plans)

- CERAMIC TILE FLOOR AND BASE
- DEVONSHIRE PEDESTAL SINK
- KOHLER DEVONSHIRE'S WIDESPREAD FAUCET AND TOILET

ELECTRICAL FEATURES

- 200 AMP ELECTRIC SERVICE TO CODE
- ALL COPPER WIRING
- 25 HIGH HATS
- DECORATOR WHITE SWITCHES AND RECEPTACLES
- 5 PREWIRED CABLE JACKS
- 1 TV RECEPTACLE & HDMI CABLE IN PRIMARY BEDROOM
- 8 INTERCONNECTED SMOKE DETECTORS
- 3 CARBON MONOXIDE DETECTORS
- DOOR CHIME SYSTEM

EXTERIOR FEATURES

- FRONT FACADE LAP SIDING
- MAINTENANCE-FREE VINYL SIDING AND SOFFITS
- 30-YEAR ARCHITECTURAL ROOF SHINGLES
- SEAMLESS LEADERS AND GUTTERS
- VINYL DOUBLE GLAZED DOUBLE HUNG WINDOWS WITH SCREENS
- ASPHALT DRIVEWAY WITH PAVER BORDER
- LINEAR PAVER WALKWAY TO FRONT ENTRANCE
- ALL UNDERGROUND UTILITIES
- PUBLIC WATER
- TWO HOSE BIB CONNECTIONS
- TWO WEATHERPROOF RECEPTACLES
- SEED FRONT (SEEDED SIDE YARDS AND REAR YARD)
- LAWN SPRINKLER SYSTEM, WHOLE YARD (UP TO 10 ZONES)
- EXTERIOR LIGHTS AT EACH OUTSIDE ENTRANCE
- A SOLAR AND GENERATOR-READY HOME



About the Builder

Terra Construction Group brings an impressive track record of quality, value, and experience to every new home they build. In business for collectively more than 70+ years, the principals of Terra Construction Group and their companies have delivered many homes to families in Nassau and Suffolk Counties.

Each is a testament to the quality building practices of the family-run Terra Construction Group. One of the many things that set Terra apart, is their testament to customer service. They recognize the excitement and adventure associated with building your dream home but also understand that there are many things that can leave a homebuyer overwhelmed during the process. Their development team strives to make that process easier; from application, financing, design, and finish selection to move-in day.

Mission Statement: Provide enduring quality and value through building the highest quality of homes while delivering a relaxed and refined buying process.

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 in 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 subdivision: \$26M 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 Luxury Rental Community), 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, is a Lifetime Board Member of the Long Island Builders' Institute, a Director in the Smithtown Chamber of Commerce and enjoys spending time with his daughter.

“BUILDING RELATIONSHIPS FROM THE GROUND UP!”

