



15 KINGFISH COURT,
RIVERHEAD, NY 11901

Features & Amenities

Property Overview & Community

- Located in **Soundview Meadows**, a cul-de-sac community
- Spacious residential setting
- All utilities buried underground
- HOA: **\$300/year**
- Riverhead Town beach pass available: **\$25/year**
- Convenient access to both North and South Forks

Utilities, Systems & Connectivity

- Natural gas servicing:
 - Boiler
 - Hot water heater
 - Dryer
 - Kitchen range
- Optimum service available
- Ethernet wiring throughout:
 - Basement Utility Room & Rec Room
 - First floor
 - Attached garage

Security, Safety & Smart Wiring

- All doors and windows pre-wired at time of construction (builder feature throughout community)
- Security system connected to central station
- Fire alarms fully interconnected
- CO alarms installed
- Gas detector alarms pre-wired (optional connection)
- Exterior sound alarm
- Option to connect system to emergency services (monthly fee)

Garage & Parking

- Massive 2 car detached garage with:
 - Certificate of Occupancy
 - Utilities
 - Security system connection
- Total garage parking for 4 vehicles (attached + detached)
- Additional space for storage or collector needs

Beach Rights & Outdoor Living

- Deeded beach rights
- Staircase access to private Sound beach
- Proximity to:
 - Reeves Beach
 - Iron Pier Beach
- Wrap-around porch
- Approx. $\frac{3}{4}$ **acre** of manicured grounds

Interior Highlights (As Described)

- Four-bedroom post-modern residence
- 18-foot ceilings in foyer
- Hardwood floors
- Eat-in kitchen with center island
- Second level with:
 - 4 bedrooms
 - Spacious primary bedroom with en-suite bath with jetted jacuzzi tub and walk-in shower with rain head and body jets
 - Additional Storage Space

Work Completed & Upgrades

Interior Improvements

- Whole house painted white (Benjamin Moore; multiple coats)
 - Doors, radiators & ceilings included
- New Red Oak floors in 3 bedrooms with new trim
- Two staircases refinished
- New TOTO toilets (all)
- New light fixtures (3)
- Bathroom grout and caulking
- New door knobs and keys
- Arc-shaped shade added in bedroom window

Mechanical, Electrical & Systems

- New Rheem hot water heater
- New first-floor thermostat
- Dryer duct professionally cleaned (2024)
- Two new dehumidifiers

Exterior, Grounds & Maintenance

- Driveway sealed
- Landscaping refreshed
- Irrigation:
 - New Hunter Hydrowise Controller
 - Hunter Wand WiFi module for remote scheduling
- Roofing repairs:
 - Shingles
 - Gutter cleaning & repairs

Garage & Utility

- Garage door maintenance:
 - New rubber seals
 - Gear adjustment & lubrication
- Professional cleaning:
 - Basement
 - Attached garage
 - Detached garage
- Duct openings replaced
- Cesspool pumped
- Monthly septic treatment drop-ins
- Exterminator service

Electrical Updates (Detailed)

- **Wired:**
 - 2 Ring cameras
 - 1 new Ring doorbell
- **Installed GFCI outlet**
- **Added multiple dimmers**
- **Installed 3 new light fixtures:**
 - Dining room chandelier
 - First-floor bathroom fixture
 - Children's bedroom ceiling fan
- **Exterior lighting additions:**
 - (2) hardhat lights on front porch ceiling
 - Motion light in backyard
- **Ethernet cable run from basement to TV**

Nearby Attractions & Lifestyle

- Long Island Aquarium
- Safari Adventure
- Peconic Riverfront Park
- Harbes Orchard
- Harbes Family Farm & Pumpkin Patch (seasonal)
- Waterdrinker Farm
- Hallockville Museum Farm
- Splish Splash Water Park
- All Star Bowling & Entertainment
- The Big Duck
- RGNV
- Paumanok Vineyards
- LIV
- North Fork Equestrian
- The Little Red Barn & Farm Animals
- Riverhead Raceway
- Riverhead Ciderhouse (live music, house-made cider)
- East Wind Spa Resort (10,000 SF facility)
- Fishing charters
- Sailing
- Boat rentals
- 4H Camp