



**LOT #44 FRANS WAY**

44 ROCKY MOUNTAIN WAY, ROCKY POINT, NY 11764

**\$939,999**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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POINT, NY 11764

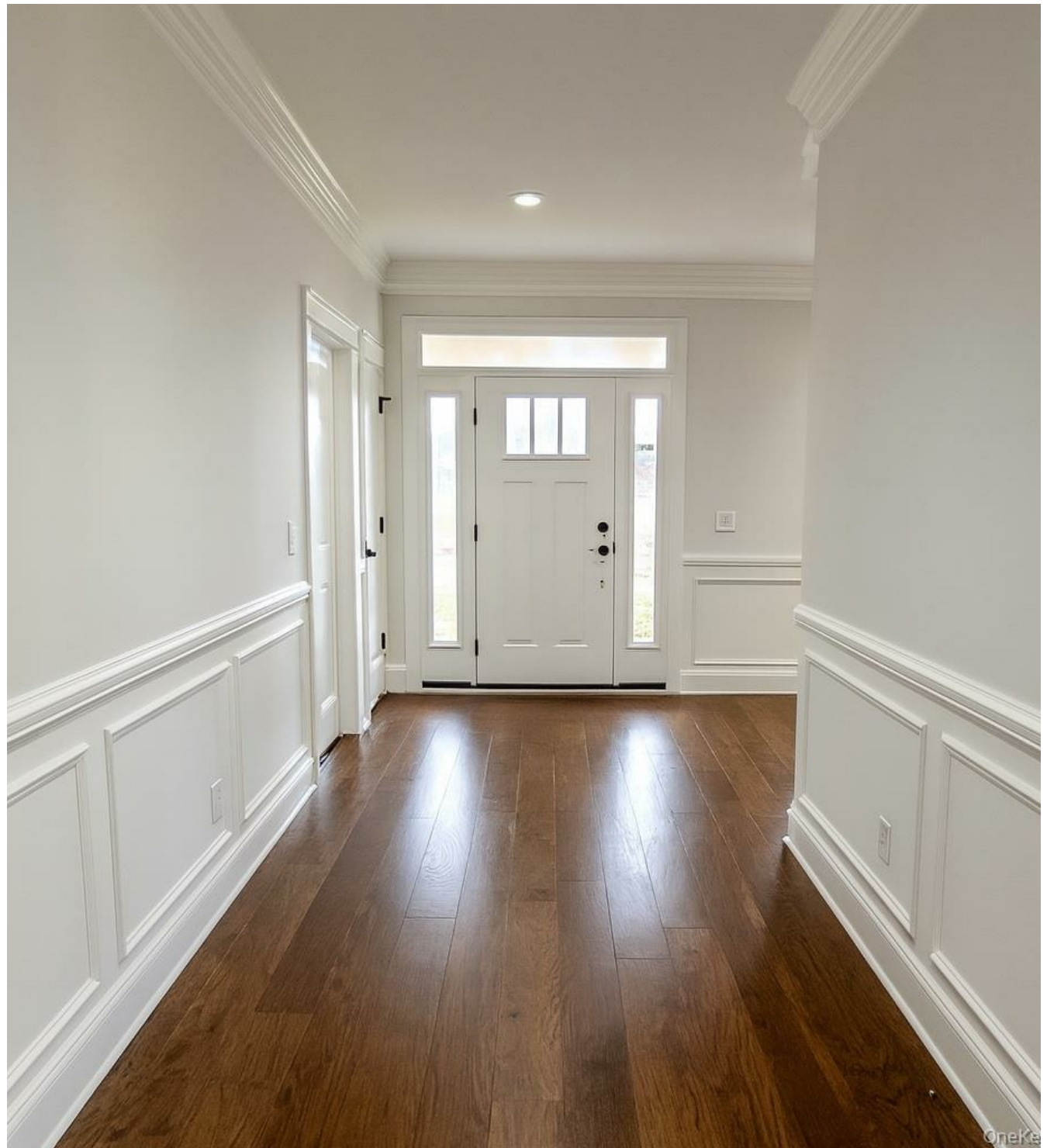
The Setauket Model at The Estates at Rocky Point, an exclusive 47-lot luxury development offering an exceptional collection of finely crafted new homes on the North Shore of Long Island. Every residence combines timeless architectural design with modern elegance and superior craftsmanship — built with meticulous attention to detail by a premier Long Island builder. Each home is thoughtfully designed with Andersen double-hung windows, GAF architectural roof shingles, and your choice of vinyl clapboard, board-and-batten, or shake siding. Front porches, composite decking, seamless gutters, and lush landscaping create a picture-perfect curb appeal.

**Appliances: Refrigerator,**  
**Flooring: Hardwood,**  
**Appliances: Microwave,**  
**Appliances: Dishwasher,**  
**Interior: Walk-in Closet,**  
**Appliances: Range / Oven**

**\$939,999**

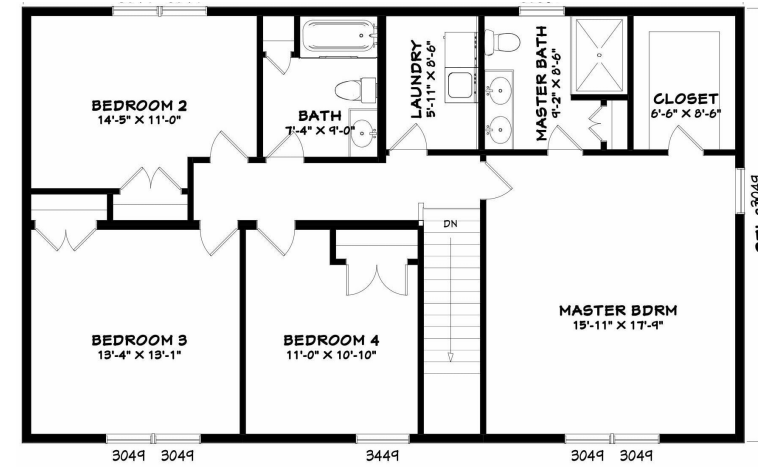
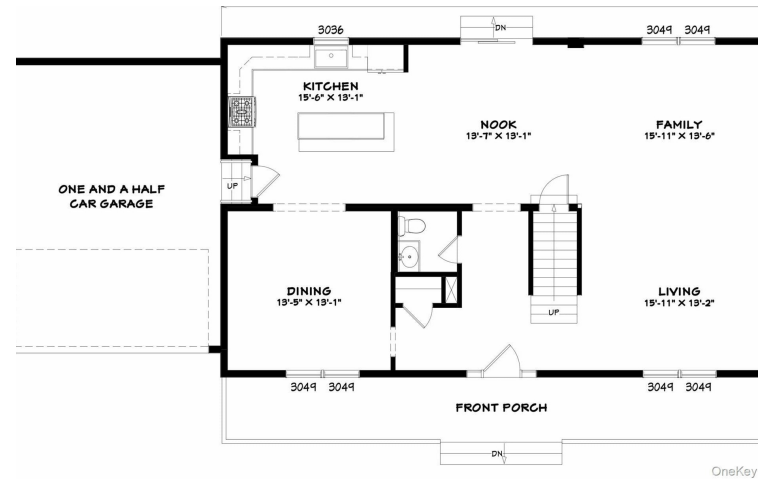


Optional upgrades include metal roofing accents, black exterior windows, and Belgian block driveway curbing to complete the luxury look. Inside, you'll find open-concept layouts, 9' ceilings on the first floor, custom trim packages, and solid core doors throughout. The chef's kitchen features a large center island with seating, custom cabinetry (no MDF or particle board), soft-close, and quartz countertops available in a variety of finishes. Designer touches include pendant lighting, stainless steel appliance packages, and your choice of hardware finishes in matte black, brushed nickel, gold, or chrome. Each home offers a spacious great room, formal or casual dining options, and an optional gas or electric fireplace with a custom wood mantel. The primary suite includes a walk-in closet and spa-inspired bathroom with double vanities, quartz countertops, and an option for a freestanding tub or walk-in shower. Additional bedrooms feature generous closets, plush carpeting, and designer lighting. Homes are built for comfort and performance with 2-zone HVAC, Navien combi units, and 200-amp electrical service. Optional radiant floor heating and superior wall systems provide elevated efficiency, insulation, and soundproofing.



Full basements include 8'-9' ceilings, egress windows, and options for walk-out designs depending on lot location. The Estates at Rocky Point delivers the perfect blend of luxury, coastal living, and suburban convenience — just minutes from beaches, parks, dining, and shopping. Whether you're seeking a year-round residence or a weekend retreat, this community offers the best of Long Island living.





New Construction - Available

