

19 BELMONT ROAD

19 BELMONT RD, SOUND BEACH, NY 11789

\$499,999

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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This well-maintained and thoughtfully updated home offers a rare blend of modern improvements, inviting outdoor living, and an exceptional location convenient to NYC and to so many East End amenities - beaches, golf, dining, shopping, and so much more. Renovated in 2017, major upgrades include Andersen windows, roof, vinyl siding, and chimney—providing long-term durability and peace of mind. The interior features freshly painted rooms, a renovated bathroom, and propane gas cooking. The functional layout flows seamlessly to the outdoor spaces, making the home especially well-suited for entertaining.

\$499,999



Outdoor highlights include a renovated side deck with updated stairs, a new fence, and a shed with a new roof— perfect for summer barbecues, gatherings, or quiet relaxation. A full in-ground sprinkler system servicing both the front and back yards helps keep the property lush with minimal maintenance. Additional value is found in the extended living opportunities this home provides, as well as low property taxes after the STAR credit (if applicable), a meaningful advantage in today's market. A move-in-ready opportunity combining quality renovations, gas cooking, excellent indoor-outdoor entertaining space, and an outstanding lifestyle location.



