

FRIDAY, APRIL 22, 2016

Newsday

Lhome



COZY QUARTERS

5 HOME SELLERS
TALK ABOUT THE UPSIDE
OF LIVING SMALL **C8**

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HEATHER WALSH

living small

Not-quite-tiny is big enough for some on LI

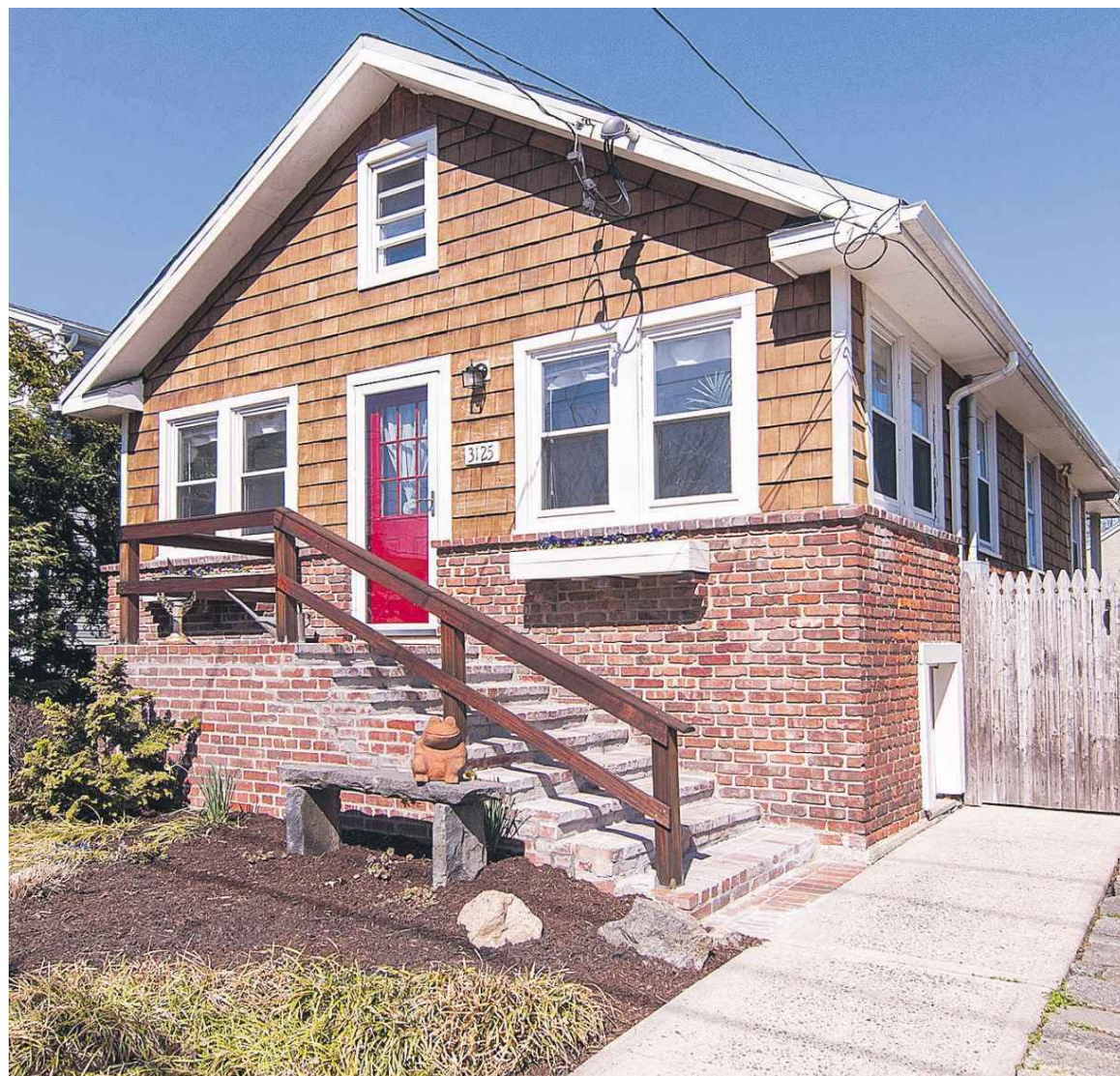
BY LISA CHAMOFF
Special to Newsday

The average American home has ballooned over the years, growing in the Northeast from an average of around 1,600 square feet in 1973 to more than 2,600 square feet in 2010, according to the U.S. Census Bureau.

But these days, small houses are in the spotlight. The tiny house movement, centered on mostly mobile spaces that are smaller than 400 square feet, is sweeping the country (see sidebar) and HGTV's reality show "Tiny House Hunters" follows people looking to downsize.

We've rounded up several homes for sale in Nassau and Suffolk counties that are about 1,000 square feet or less — tiny by Long Island standards — and asked the sellers about the advantages that come with living small.

MORE COZY HOMES,
NEWSDAY.COM/REALESTATE



Baldwin

PRICE \$269,500

SIZE 868 square feet

PROPERTY TAXES \$6,462

(\$5,908 with STAR exemption) Seller Kenneth Petrocca, 43, says he appreciates the fact that any maintenance is easier to tackle in a smaller home. "It's one can of paint, a smaller amount of materials," he says.

OTHER This bungalow-style, two-bedroom home on a 40-by-100-foot lot comes with a mudroom. The kitchen has stainless steel appliances, and the bathroom has a Jacuzzi tub. The property has a detached garage with an attic.

LISTING AGENT Davorka Bender and Eva Boci, Sailing Home Realty Corp., 516-377-4760



Freeport

PRICE \$319,999

SIZE 1,000 square feet

PROPERTY TAXES \$9,212 (\$7,839 with exemption)

Seller Mike Bruscinio, 60, and his wife, real estate agent Frances Bruscinio, 58, raised their now-33-year-old son in the home, and he loves the smaller space created more opportunity for family time. "We'd sit together on the couch every evening to watch a show," Mike Bruscinio says. "The family that lives close stays close."

OTHER The three-bedroom, one-bathroom house is on a 50-by-100-foot lot. There are hardwood floors throughout, a kitchen with granite countertops and a whole-house water filter. The property has a detached 1½-car garage.

LISTING AGENT Frances Bruscinio, Century 21 American Homes, 516-302-8500



Center Moriches

PRICE \$599,900

SIZE 1,070 square feet

PROPERTY TAXES \$12,470

Janet White, 77, and her husband, Peter, use the house as an escape from the small apartment they rent in Manhattan's West Village. They end up enjoying the outdoors much more, Janet White says.

OTHER This Cape has two bedrooms and two full bathrooms. It sits on Senix Creek in Moriches Bay, and the bulkheaded property comes with a boat ramp and floating dock. The living and dining rooms have vaulted ceilings and there's a gas fireplace. The 50-by-30-foot lot comes with a two-car garage.

LISTING AGENTS John W. Liberti and John Liberti, Douglas Elliman Real Estate, 631-758-2552



BARRY SLOAN



ANDREW STYPE REALTY

Aquebogue

PRICE \$359,000

SIZE 1,000 square feet

PROPERTY TAXES \$5,841

Cecily Jaffe bought the house 17 years ago when her daughter was in high school. She now lives alone. "It's plenty of space for me," says Jaffe, 69. "I didn't think I needed a really big house."

OTHER This two-bedroom, 1½-bathroom cottage is down the street from Peconic Bay. The living room comes with a fireplace, and the master bedroom has a sitting area.

LISTING AGENT Rose McKillop, Andrew Stype Realty, 631-298-8760



ANDREW STYPE REALTY

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BARRY SLOAN



DOUGLAS ELLIMAN REAL ESTATE



HEATHER WALSH

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PRICE \$305,000

SIZE 1,000 square feet

PROPERTY TAXES \$6,571 (\$5,610 with STAR exemption)

Andrew Luberto, 38, who has lived in the home with his wife, Katherine, for more than five years, says he has prioritized his possessions, getting rid of items such as old college textbooks. "It's amazing how much you can downsize," Luberto says. "You think, 'Am I really going to read about the Russian Revolution again?'"

OTHER This ranch home with a long front porch fits three bedrooms and two full bathrooms in 1,000 square feet. It has wide-plank pine floors, and the updated kitchen has butcher block countertops.

LISTING AGENT Kevin Guthrie, Daniel Gale Sotheby's International Realty, 631-427-6600



DANIEL GALE SOTHEY'S REALTY

ON THE COVER This 1,000-square-foot home has three bedrooms and an updated kitchen.

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DOUGLAS ELLIMAN REAL ESTATE

tiny home workshop

Think living in a 900-square-foot home would be a challenge? A true tiny house, part of a trendy new movement driven by skyrocketing housing prices and the desire to simplify, is generally 400 square feet or less and is often mobile, but with a stylish design.

"People really like tiny houses," says Ross Beck, COO of the Sonoma, California-based Tumbleweed Tiny House Company, which sells customizable designs and trailers. "They meet a lot of the values of having a smaller carbon footprint with a lower cost."

Tumbleweed's houses range in price from \$60,000 to \$80,000. Some come with small front porches, and the wood interiors can be customized, with options for built-in bookcases, sconces, skylights and electric or propane ranges.

The company is holding a two-day workshop on Monday and Tuesday at the New York LaGuardia Airport Marriott, 102-05 Ditmars Blvd., East Elmhurst. Presenters will talk about life in a tiny house, go over the construction process and discuss working with local building departments, which all have different regulations for mobile homes.

"In general, the tiny houses, if it's an RV, they fall within building codes, but you have to talk to your local building department to find out how you're able to live in them," Beck says.

For more information on the workshop, visit Tumbleweed's website at nwsdy.li/tinyhouse

— LISA CHAMOFF



TUMBLEWEED TINY HOUSE COMPANY

Tumbleweed's 180-square-foot, 20-foot Cypress model, with sleeping loft above, starts at \$61,000.