



Foxgate begins phase II of Foxgate at Islip

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Phase II of construction has begun at Foxgate at Islip, the 184-unit condo community located on Eastview Dr. and Lowell Ave. Forty-six additional two-bedroom residences are under construction, across the pond from phase I, which was completed and sold out in July, despite a challenging winter.

The prices of the condos in phase I began in the mid-\$200,000 range. Phase II residences range in price from \$270,000 to \$290,000.

The condos come with full-sized appliances, including a natural gas range, refrigerator, microwave, and a washer and dryer. Each unit is equipped with high-efficiency central air conditioning and clean-burning natural-gas forced-air heating. All phase II upper units will include balconies with panoramic views. Upon completion, on-site amenities will include a clubhouse, fully-equipped gym, multi-purpose lounge, heated outdoor in-ground pool, patios, and walking paths.

Foxgate at Islip, situated on property formerly owned by New York Institute of Technology, encompasses 25 acres of landscaped grounds, located two miles south of the Long Island Expressway, a quarter-mile from the Southern State Pwy., and a short distance to the Long Island Rail Road's Central Islip Station. The builder of the project is Jobco Organization and the architect is Louis Giacalone of Ehasz Giacalone Architects, P.C.

Michael Puntillo, managing partner of Foxgate and builder of the complex, said, "The moderate prices are attracting people from a wide range of demographics, and as a result, we can look forward to an extremely vibrant community." The buyers in phase I include a mix of seniors, single adults, young families, and first-time homebuyers.

"Central Islip is in the midst of a transformation," said Puntillo, who points to such developments as the Touro Law Center, United States Federal Courthouse, Bethpage Ballpark, a new Marriott Residence Inn and the new Central Islip Town Center. "Foxgate at Islip addresses the important residential component of this transformation."

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