

# Disney-inspired Cutchogue home lists for \$4.45 million

BY ARIELLE DOLLINGER  
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Sitting on the floor of their Nissequogue home, surrounded by toys, the Dufton family built Lego-block models of the house they imagined for themselves. Fresh in their minds were architectural vignettes from recent travel up and down the Eastern Seaboard: early 20th century silhouettes dressed in pastel paint, double porches punctuated by sturdy columns.

With three children and two on the way, Deb and Syd Dufton had big plans for an 8.9-acre plot of land they had purchased in the early 2000s in Cutchogue. In 2006, the family moved into the seven-bedroom house that melded the color scheme of Disney World's Main Street USA and the architectural style of Charleston,

South Carolina.

"We got the best of an old house — the look and feel of an old house — but with the insides of a new house, so there's no real maintenance issues or any problems," said Syd Dufton, 56, a tech industry executive.

Today, the blue-and-pink Victorian on New Suffolk Avenue is on the market for the first time. Listed at \$4.45 million by Sheri Winter Parker of Corcoran, the house occupies 10,450 square feet and functions like a resort.

In a room equipped with its own alarm system, the air is thick. Sound competes with the pounding of a waterfall against the surface of a 32-foot indoor pool accessible by waterslide.

"It was my dream to have an indoor pool," said Deb Dufton, 54, as she and the family prepare for a move to



The Duftons, from left: Shelby, Ben, Deb, Michael, Syd and Sam in front of their seven-bedroom home.

Tennessee. "It was like always being on vacation."

When Deb describes the house, her blue eyes sparkle and her voice takes on a melodic quality.

"We kind of wanted it to have a touch of magic," she

said. "We were raising five kids here."

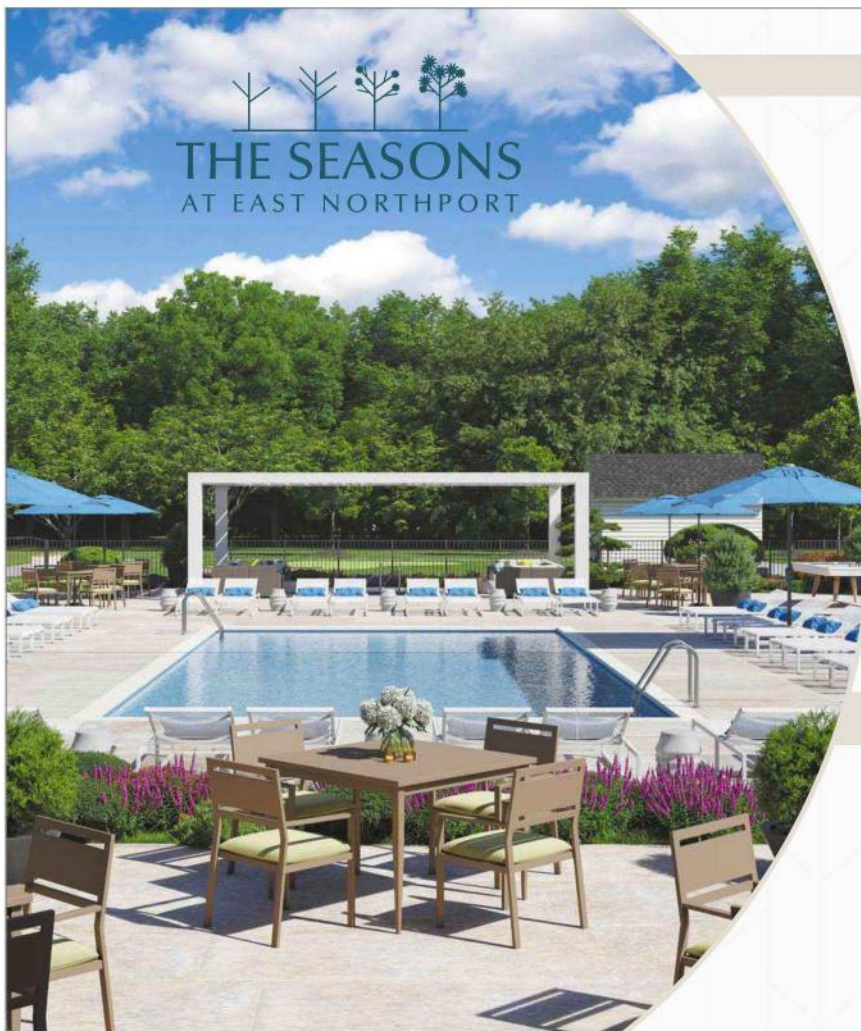
**INSPIRED BY 'WONDERLAND'**

Some of the doorknobs wear golden "Alice In Wonderland" inspired face frames. Bedroom themes include

Buzz Lightyear, Indiana Jones and Princess Jasmine. Syd imagines the employees of the store he frequents for paint have questions.

During the build, Syd and

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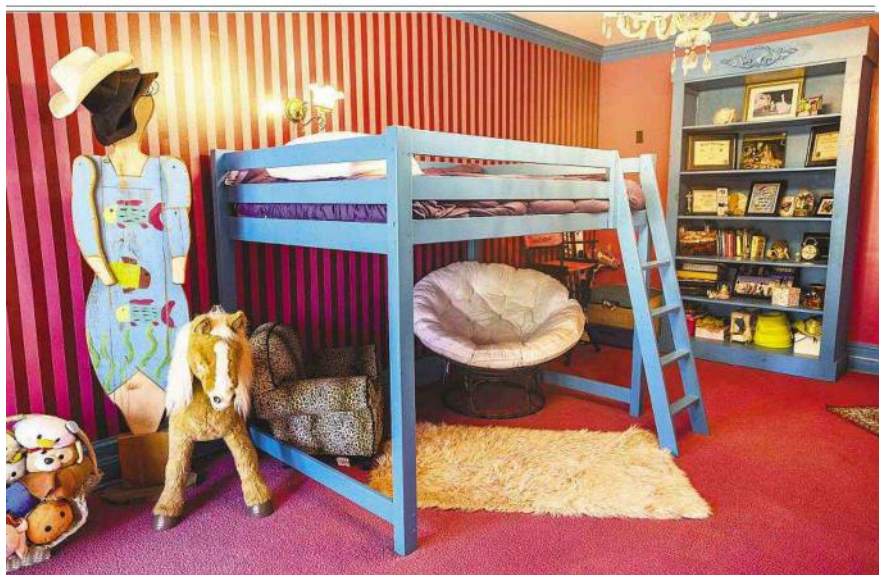
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The vibrant colors and whimsy in one of the upstairs bedrooms.



The living room inside the Dufton family's Victorian home on New Suffolk Avenue.

## Disney-inspired Cutchogue home

### DISNEY from C5

Deb acted as their own general contractor. Deb and an architect drew up the plans, and the Duftons hired plumbers, electricians and other professionals to execute the build.

"We kind of knew what we wanted, and what we didn't want, so, we kind of just jumped in," Syd said. "We were young enough and kind of dumb enough to think we could do it ourselves."

On the first floor, the kitchen would be the focal point.

"I wanted a house where the kitchen was in the center, and everything spoke off of the kitchen so that I was never left out," Deb said.

From a large center island, she could hear her children playing piano in one room, or watching TV in another. The first floor includes a dining room, media room and playroom.

The bedrooms are upstairs, and so is the recording studio where Shelby, 21, and twins Sam and Ben, 19, play music as the country band Audawind. The impending move to an area 30

minutes outside of Nashville is a solution to frequent travel to the state for meetings and recording sessions. The three will also be attending school there in the fall.

### 'WE'RE ALL CREATIVE'

The house they grew up in, alongside older siblings Michael and Jack, has been the setting for many a creative endeavor.

"We're all creative, and we wanted a house that inspired creativity in our kids," said Deb, a writer whose first novel, "Infinite Lives," is set on the North Fork.

The home is whimsical and old-fashioned in its stylistic details, but modern in its functionality. A saltwater chlorinator cleans the pool. The home is cooled by central air conditioning and heated by oil, propane, forced air and radiant heat. There are high ceilings, granite countertops, multiple refrigerators and a two-car garage.

The home is in the Mattituck-Cutchogue school district. Annual taxes total \$37,883.

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### LEGAL NOTICES

Legal Notice # 21790018  
Notice of Qualification of Tiferet Ventures LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/1/23. Office location: Suffolk County, LLC formed in New Jersey (NJ) on 1/21/20. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/process to: c/o Zeichner Ellman & Krause LLP, 1211 Avenue of the Americas, NY, NY 10036, Attn: Philip S. Rosen, Esq., of eg@valcan.com. NJ address of LLC: Philip Rosen, 33 Wood Ave South, Ste 110, Iselin, NJ 08830. Arts of Org filed with NJ Dept. of Treasury, PO Box 308, Trenton, NJ 08625. Purpose: any lawful activity.

Legal Notice # 21790952  
Obj Services LLC Arts of Org. filed SSNY 5/9/23, Suffolk Co. SSNY design agent for process & shall mail to Zen-business Inc, 41 State St #112 Albany, NY 12207 General Purpose.

Legal Notice # 21796145  
Notice of Qualification of 570 EXPRESSWAY DRIVE SOUTH LLC. Appl. For Auth. filed with the Secy. of State of NY (SSNY) on 6/5/23. Office location: Suffolk County, LLC formed in Delaware (DE) on 3/30/23. Prime office of LLC: c/o Damianos Realty Group LLC, 222 Middle Country Road, Ste 300, Smithtown, NY 11787. SSNY is designed as agent of LLC upon whom process against it may be served. SSNY shall mail/process to the LLC at the address of its prime office. DE addr. of LLC: c/o Corporation Service Co., 251 Little Falls Drive, Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal Street, Dover, DE 19901. Purpose: Any lawful activity.

Legal Notice # 21796107  
Notice of Qualification of CPC OPERATIONS, LLC Appl. For Auth. filed with Secy. of State of NY (SSNY) on 06/09/23. Office location: Suffolk County, LLC formed in Delaware (DE) on 01/31/23. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail/process to c/o Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Dover, DE 19901. Purpose: Any lawful activity.

Legal Notice # 21790036  
Notice of Formation of RJ 250 Patchogue Yaphank LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 5/8/23. Office location: Suffolk County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/process to: c/o Lyter Group, 100 Motor Pkwy, Suite 107, Hauppauge, NY 11788. Purpose: any lawful activity.

Legal Notice # 21792774  
Notice of Qualification of Kelleher Ventures LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/19/23. Office location: Suffolk County, LLC formed in Delaware (DE) on 5/18/23. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/process to: United Corporate Services, Inc. (UCS), 10 Bank St, Ste 560, White Plains, NY 10606. DE address of LLC: UCS, 874 Walker Rd, Ste C, Dover, DE 19904. Arts of Org filed with DE Secy of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity.

Legal Notice # 21792791  
Notice of Qualification of Cars From Dreams, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/5/23. Office location: Suffolk County, LLC formed in Florida (FL) on 4/6/09. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/process to: John G. Gentile Esq., 193 Sunrise Highway, West Islip, NY 11795, JGentile@aagny.net. FL address of LLC: 2001 Palm Beach Lakes Blvd, Ste 402, West Palm Beach, FL 33409. Arts of Org filed with FL Secy of State, 2415 N. Monroe St, Ste 810, Tallahassee, FL 32303. Purpose: any lawful activity.

Legal Notice # 21795068  
Notice of Qualification of BWD Management Services, LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 5/31/23. Office location: Suffolk County, LLC formed in Delaware (DE) on 5/19/23. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/process to: David Quigley, c/o Dental Care Alliance, LLC, 6240 Osprey Drive, Sarasota, FL 34240. DE address of LLC: 251 Little Falls Drive, Wilmington, DE 19808. Arts of Org filed with DE Secy of State, 401 Federal St, Ste 4, Dover, DE 19901. Purpose: any lawful act or activity.

Legal Notice # 21795079  
Notice of Qualification of SC Racquet Club Opco LLC. Authority filed with NY Dept. of State: 5/12/23. Office location: Suffolk County, LLC formed in DE: 2/28/23. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail/process to: 80 Pine St., Ste. 3202, NY, NY 10005, principal business address. DE address of LLC: 1209 Orange St., Wilmington, DE 19801. Cert. of Form. filed with DE Sec. of State: 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.

Legal Notice # 21796315  
Notice of Qualification of Third North Global Partners LP. Fictitious name in NY State: Third North Global Partners L.P. App. For Auth. filed with Secy. of State of NY (SSNY) on 3/15/23. Office location: Suffolk County, LP formed in Delaware (DE) on 2/24/23. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail/process to: The LP, 29 Jart Place, Huntington Station, NY 11746. DE address of LP: 3500 South DuPont Hwy, Dover, DE 19901. Name/address of each gen. ptr. available from SSNY. Cert. of LP filed with DE Secy. of State: 401 Federal St, Dover, DE 19901. Purpose: any lawful activity.

### LEGAL NOTICES

Legal Notice # 21790791  
PROCTA PROPERTIES LLC filed Arts. of Org. with the Sec'y of State of NY (SSNY) on 5/1/2023. Office: Suffolk County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail/process to: c/o The LLC, 1069 America Ave, West Babylon, NY 11704. Purpose: any lawful act.

Legal Notice # 21791098  
Notice of Formation of CWTKU Family Limited Partnership. Certificate filed with Secy. of State of NY (SSNY) on 5/11/23. Office location: Suffolk County. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail/process to: c/o The LP, 80 Elderwood Dr, St. James, NY 11780. Name/address of each gen. ptr. available from SSNY. Term: until 5/15/2123. Purpose: any lawful activity.

Legal Notice # 21792785  
Notice of Formation of Pickleball Armonk, LLC amended to Sportime Pickleball Armonk, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 5/16/23. Office location: Suffolk County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/process to: The LLC, PO Box 326, Kings Park, NY 11754. Purpose: any lawful activity.

Legal Notice # 21793365  
Notice of Formation of WASHINGTON OWNERS, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/04/23. Office location: Suffolk County. Princ. office of LLC: 90 Washington Dr., Centerport, NY 11721. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/process to the LLC at the addr. of its princ. office. Purpose: Real estate transactions.

Legal Notice # 21794696  
Notice of formation of Saxon Chiropractic & Adult Health NP, PLLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 05/16/2023. Office located in Suffolk County. SSNY has been designated as agent of the PLLC for service of process. SSNY shall mail copy of any process served against the PLLC to the PLLC, 86 Atlanta Street, Bay Shore, NY 11706. Purpose: any lawful purpose.

Legal Notice # 21795080  
Notice of Qualification of SC Racquet Club Propco LLC. Authority filed with NY Dept. of State: 5/12/23. Office location: Suffolk County, LLC formed in DE: 2/28/23. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail/process to: 80 Pine St., Ste. 3202, NY, NY 10005, principal business address. DE address of LLC: 1209 Orange St., Wilmington, DE 19801. Cert. of Form. filed with DE Sec. of State: 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.

Legal Notice # 21796315  
Notice of Qualification of Third North Global Partners LP. Fictitious name in NY State: Third North Global Partners L.P. App. For Auth. filed with Secy. of State of NY (SSNY) on 3/15/23. Office location: Suffolk County, LP formed in Delaware (DE) on 2/24/23. SSNY designated as agent of LP upon whom process against it may be served. SSNY shall mail/process to: The LP, 29 Jart Place, Huntington Station, NY 11746. DE address of LP: 3500 South DuPont Hwy, Dover, DE 19901. Name/address of each gen. ptr. available from SSNY. Cert. of LP filed with DE Secy. of State: 401 Federal St, Dover, DE 19901. Purpose: any lawful activity.

Legal Notice # 21790959  
Hernandez & Sons Transportation Services LLC Arts of Org. filed SSNY 1/23/23, Suffolk Co. SSNY design agent for process & shall mail to Oswaldo Alejandro Hernandez 192 Monroe St Mastic, NY 11950 General Purpose

Legal Notice # 21794404  
Notice of Qual. of ADJUVANT HEALTH, LLC Auth. filed with SSNY on 04/27/2023. location: Suffolk. LLC formed in DE on 01/22/2018. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY mail/process to: 175 BROADHOLLOW ROAD, STE 150, MELVILLE, NY, 11747. Arts. of Org. filed with DE SOS. Townsend Bldg. Dover, DE 19901. Any lawful purpose.

Legal Notice # 21794927

NOTICE OF SALE  
SUPREME COURT: SUFFOLK COUNTY: ROBERT W. ROSE AND SUSAN WALIGORA, Plaintiffs, vs. WILLIAM ROSE AND JAMES ROSE, Defendants, Index #616535-2019. Pursuant to Interlocutory Judgment entered September 14, 2022 and Ex Parte Order designating Successor Referee entered April 4, 2023, I will sell at public auction the premises known as 513 S. 9th Street, Lindenhurst, New York 11757 at Costantino & Cosantino LLP, 632 Montauk Highway, Copiague, NY 11726 on July 12, 2023 at 10:00 a.m. Said property being in Town of Babylon, County of Suffolk and State of New York, known and designated on a certain map entitled "Second Amended Map of Deer Park," which map was filed in the Office of the Clerk of Suffolk as Map No. 180, and as by Part of Lot Nos. 7 and 9 in Block 34-A. Approximate amount of judgment is \$370,000.00 plus interest and costs. Sold subject to terms and conditions of filed Judgment and Terms of Sale. PAUL SABATINO, II, Referee, 1617 New York Avenue, Huntington Station, NY 11746 (631-423-5222). COSTANTINO & COSTANTINO LLP Attorneys for Plaintiff, 632 Montauk Highway Copiague, New York 11726 (631-842-0255). #100488

Legal Notice # 21795542  
NOTICE OF FORMATION MARGAS NA AMERICA LLC ARTICLES OF ORGANIZATION FILED WITH THE SECRETARY OF STATE OF NEW YORK ON 06/05/2023. OFFICE LOCATED IN SUFFOLK COUNTY. SSNY HAS BEEN DESIGNATED FOR SERVICE OF PROCESS TO DIENE SILVA DE OLIVEIRA, FARMINGVILLE, NY 11738, PURPOSE: ANY LAWFUL PURPOSE

Legal Notice # 21797289  
Notice of formation of 100 South Jersey Ave 11733, LLC, a limited liability company. Articles of Organization filed with the Secretary of State of the State of New York (SSNY) on June 20, 2023. Office located in Suffolk County. SSNY has been designated for service of process. SSNY shall mail a copy of any process served against the LLC to c/o THE LLC, 46 E. Main Street, Patchogue, NY 11772. Purpose: any lawful purpose.

Legal Notice # 21797319  
Extra Space Storage will hold a public auction at the location indicated: 541 Acorn Street, Deer Park, New York, 11729. 7/11/23 to 2:00 PM. Unit #'s B249, D199, H011 & H014. The auction will be listed and advertised on www.storage.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.