

195 WILLIAMSBURG DRIVE, SOUTHOLD, NY

4 BEDROOMS | 3.5 BATHROOMS | 2,583 SQ FT | .35 ACRES

101' WATERFRONT WITH BOAT RAMP ON COREY CREEK

Distinctive Home Features

INTERIOR

FIRST FLOOR

Covered porch

Living room with bay windows

Gourmet Kitchen

- Quartz countertops
- Farmhouse sink
- Café™ 42-inch dual-fuel range with designer hood
- Café™ Dishwasher
- Café™ Full-size refrigerator
- Dedicated coffee bar featuring a bar sink and beverage cooler
- Microwave drawer

Dining area with sliding glass doors

First floor primary ensuite

Powder room

Laundry

SECOND FLOOR

Living room with sliding glass doors

Second-floor wet bar with beverage cooler

Primary Suite

2 Bedrooms

Full bathroom

Designer Interior Finishes

- Spa-Inspired Bathrooms
- Floating vanities in both primary bathrooms
- Frameless glass shower doors
- Solid-core two-panel interior doors
- 5-inch white oak plank flooring, glued and nailed for lasting performance
- Clear finish with a premium four-coat application
- Pull-down attic access
- Custom shiplap wainscoting in both primary bedrooms and the powder room

EXTERIOR

Outdoor Living & Waterfront

- Mahogany rear deck
- Second-floor deck with contemporary cable railing
- New Waterway bulkhead
- Private waterfront entry ramp

Exceptional Construction

- Poured concrete foundation with crawl space
- 2x6 exterior wall construction with R-21 insulation
- Engineered 2x10 roof framing
- Spray foam insulation for superior energy efficiency
- Tyvek® weather-resistant building wrap

Premium Exterior

- Hardie® Shake siding
- Architectural asphalt shingle roofing
- Standing seam metal roofing accents on the front roof and bay windows
- Rubber membrane roof over rear porch

- Low-maintenance PVC exterior trim
- Gutters connected to underground drywells
- Andersen® 400 Series windows and exterior doors

Quality Mechanical Systems

- High-efficiency 2-zone heat pump HVAC system
- Navien® on-demand gas water heater
- 200-amp electrical service
- County water
- AI septic system
- 150-gallon buried propane tank