

FACT SHEET

HOUSE

Home Sq Ft 2495

Built 2020

FEMA Compliant

4 Bedrooms

2 1/2 baths (2 Showers 1- ½ Bath)

Living room

Dining room

Laundry room

Extremely large attic for storage with plywood flooring throughout

Ceiling fans each bedroom and den

Fireplace

9 ft Ceilings 1st floor

Primary bedroom closets with built-ins

Propane Bluestar oven/range

Electric oven

Drawer microwave

Wine cooler

Bosch fridge/freezer

Front load washer & dryer

Freezer

MECHANICAL

Radiant Heat entire 1st floor - including bathroom

Radiant Heat 2 bathrooms on the 2nd floor

2 Zone High Efficiency System both floors Heat Pumps 1st stage heat

2nd stage heat automatic hot water air 1st and 2nd floors

3rd stage emergency heat electric

Remote access thermostats for all heating systems

Ultra High efficiency wall hung propane boiler in attic

Indirect water heater in attic

500 gallon buried propane tank

Lutron remote access front porch and side lights

Car charging station

Ring keypad , security system and cameras front side and back

Central vacuum 1st and 2nd Floor

Sprinklers WIFI controlled

Automatic WIFI controlled water shut off

Prewired with outdoor transfer switch for generator 200 Amp service

3- ZONE Sonos System

Eros WIFI Boosters

DOCK

6x20 Floating dock water and electric

Dock has deep water on channel south side of dock

Bubbler system

GROUNDS

1.44 acres

365 ft waterfront

2- gravel driveways

2- 8x12 sheds

600 ft Ipe decking back porch overlooking the water

¾ Stylish covered back porch

Ceiling fans and Sonos speakers independent zone

Direct access to Peconic Bay and Orient Point

Ipe side porch with outdoor shower

Ipe front porch