

- 1186 +/- sq. ft. Total Living Space First & Second Levels
- 800 +/- sq. ft. Total First Floor & 386 +/- sq. ft. Second Floor Living Space
- 459 +/- sq. ft. Total Living Space Above Garage – Recreation Room
- 557 +/- sq. ft. Detached 2-Car Garage with Staircase/Entry Deck to Second Floor
- 800 +/- sq. ft. Crawlspace, Approx. 3 ft Height, 2 Access Openings on North Side
- Pre-Existing, Non-Conforming Setback Property Rights for Structures
- Pre-Existing, Non-Conforming Status – Original Certificate of Occupancy Issued October 5, 1977
- First Floor: Sliding Glass Door Entry from Waterside Deck into Living Room; Open Plan Living / Dining / Kitchen with Living Room featuring Hickory Solid Hardwood Floors, a Mendota American Luxury Gas Fireplace (45,000 BTU), and Vaulted Paneled Ceilings with Recessed Lighting (Ceiling Height 17 ft 3 in)
- First Floor: Dining Area adjacent to Kitchen, which features Porcelain 18x18 Tile Floor, Maple Cabinetry in Wheat Color, Granite Countertops, Full Tile Backsplash and Countertop Seating
- First Floor: 2 Bedrooms, 1 Full Bathroom
- Second Floor: 2 Bedrooms, 1 Full Bathroom
- Second Floor features Pine and Original Cyprus Solid Hardwood Floors, Refinished 2010
- Kitchen Renovated (2010) with New Appliances: Gas Stove, Microwave, Dishwasher, Washer and Dryer
- GE Profile White Gas Stove / Oven (Self-Cleaning)
- GE Profile White Microwave / Convection Oven Above Stove
- Frigidaire Affinity Energy Star White Clothes Washer & Clothes Dryer, located in Kitchen Cabinets
- Frigidaire Stainless Steel Refrigerator with Ice Maker, Pure Air Ultra II Filtration System (2024)
- Maytag White Full Size Refrigerator with Ice Maker in Recreation Room Above Garage (2019)
- Mendota Gas Fireplace features Herringbone Brick Lining Inset, Marble Surround and White Wood Mantle
- Interior Solid Wood Doors (Pine - Painted White)
- High-Energy Efficiency HB Smith 4 Section Cast-Iron Boiler - Gas-Fired, Rated 107,000 BTU, Baseboard Hot Water Heating and Rheem Tankless Instant Hot Water Heater 180,000 BTU (Sized-Up) – Mechanical Area under Stairs
- Window Air Conditioning Units (Frigidaire & GE – separate window units for bedrooms)
- Andersen Windows and Glass Sliding Doors (2006)
- Fully Compliant with Smoke Detectors / Carbon Monoxide Detectors Where Required

Exterior Features

- 2-Story Beach Cottage, Circa 1957
- 2-Story Detached Garage Accessory Structure, New 2019 (Note: Has Rough-In Plumbing with 2 4-Inch PVC Lines)
- Staircase / Deck Platform to Second Floor of Detached Garage leads to Additional Living Space Rec Room
- XL Cedar Deck and Walkway (Approx. 684 sq. ft.) – Overlooking Waterfront
- Dock with Seating Benches, Deck Storage Box) and Floating Platform Approx. 18-20 ft, Dock has Hose Water Available
- Pond Channel can accommodate up to 33 ft + boat, Depth at low tide 8-9 ft +/-, high tide 12-13 ft +/- (Note: Owner uses a 29 ft boat and property's water frontage is 65 ft along shoreline – If longer floating platform, max 45 ft accommodation)
- Direct Access from Pond to Peconic Bay Open Waters
- Private Sandy Beach spanning from Deck to Waters Edge, with walkway leading to Private Dock
- Extraordinary Views over Wooley Pond
- Public Water
- 200 Amp Electric Service for House with New Panel 2008, Separate Panel in Detached Garage 80 Amp 2019
- 2 Propane Gas Tanks (Above Ground, 120 gallons each – from Paraco Gas)
- Brand New Fuji Innovative Alternative Septic System (I/A OWTS) rated for 4-Bedroom Capacity
- Timbertech 30 year Architectural Asphalt Shingle Roof on House (2010)
- Timbertech 30 year Architectural Asphalt Shingle Roof on Garage (2019)
- Wood Siding, Canadian Cedar Shake Shingles Double-Dipped (House 2010, Garage 2019)
- Privacy Screening from Neighboring Properties via 6 ft Wood Fence and Landscape (Tall Cedars and Leland Cypress)
- Re-Built 2019 24' x 24' XL Detached 2-Car Garage, with Concrete Garage Floor, 2 Motorized Garage Doors, Additional Rear Entry Door
- Private Stone Driveway (Off Street Parking)
- Site Area 11,587 sq. ft +/- (0.266 +/- acre), Lot Width at Street Frontage Approx. 67 feet
- Sought-After Waterfront Neighborhood, Private Street that connects to public roads in Southampton Shores

Property Taxes Approx. \$5975. for Year 2026

Homeowners Association Dues \$470 for Year 2026

Southampton School District, North Sea Fire District, Southampton Volunteer Ambulance

Southampton Zip Code 11968, Located in the Hamlet of North Sea, Town of Southampton

Approximately 5 miles to Southampton Village Shopping, Restaurants, Ocean Beaches