

**SPECIFICATIONS**

General Exterior

- Marvin Elevate windows and doors
- Wood lap siding and Azek trim
- Asphalt shingles and standing seam aluminum roof
- Bluestone front entry and side porch
- Masonry rear porch (880 square feet)
- 18x36 vinyl salt-water heated pool with bluestone coping, & deep-water bench
- 500-gallon buried LP tank for appliances, fireplace, boiler, and pool heater
- 200-amp electrical service
- Solar PV panels on flat roof
- Innovative/Alternate Low-Nitrogen sanitary system
- Public water service

General Interior

- Unfinished basement with egress window and 9'-0" ceilings
- 9'-0" ceilings at 1st and 2nd floor / Master Bedroom with vaulted ceiling
- Double-height entry foyer
- 4" wide White Oak wood flooring throughout
- Contemporary wood moldings throughout
- Single panel MDF painted doors with Emtek door hardware throughout
- Shaker style custom kitchen cabinets & bath vanities
- Kohler Bath Fixtures & Fittings
- Glass shower doors

Appliances

- Linear Gas Fireplace
- Refrigerator: Thermador 36 inch Built-In two door bottom freezer, panel ready
- Wine Refrigerator: Marvel 24 inch Built-In single zone wine refrigerator, glass door
- Range: Thermador 48 inch with exhaust hood
- Dishwasher: Thermador, panel ready
- Microwave: Thermador microwave drawer, stainless steel
- Washer: ElectroLux Front load perfect steam washer with luxcare
- Dryer: ElectroLux Front load perfect steam electric dryer with balanced dry

Additional Notes

- Lot is 24,904 Square Feet (0.57 Acres)
- 6.1% Lot Coverage remaining (or 1,519 square feet) for accessory structures and/or additions
- Property adjoins Town of Southampton owned protected land

**SITE PLAN**

1" = 20'-0"

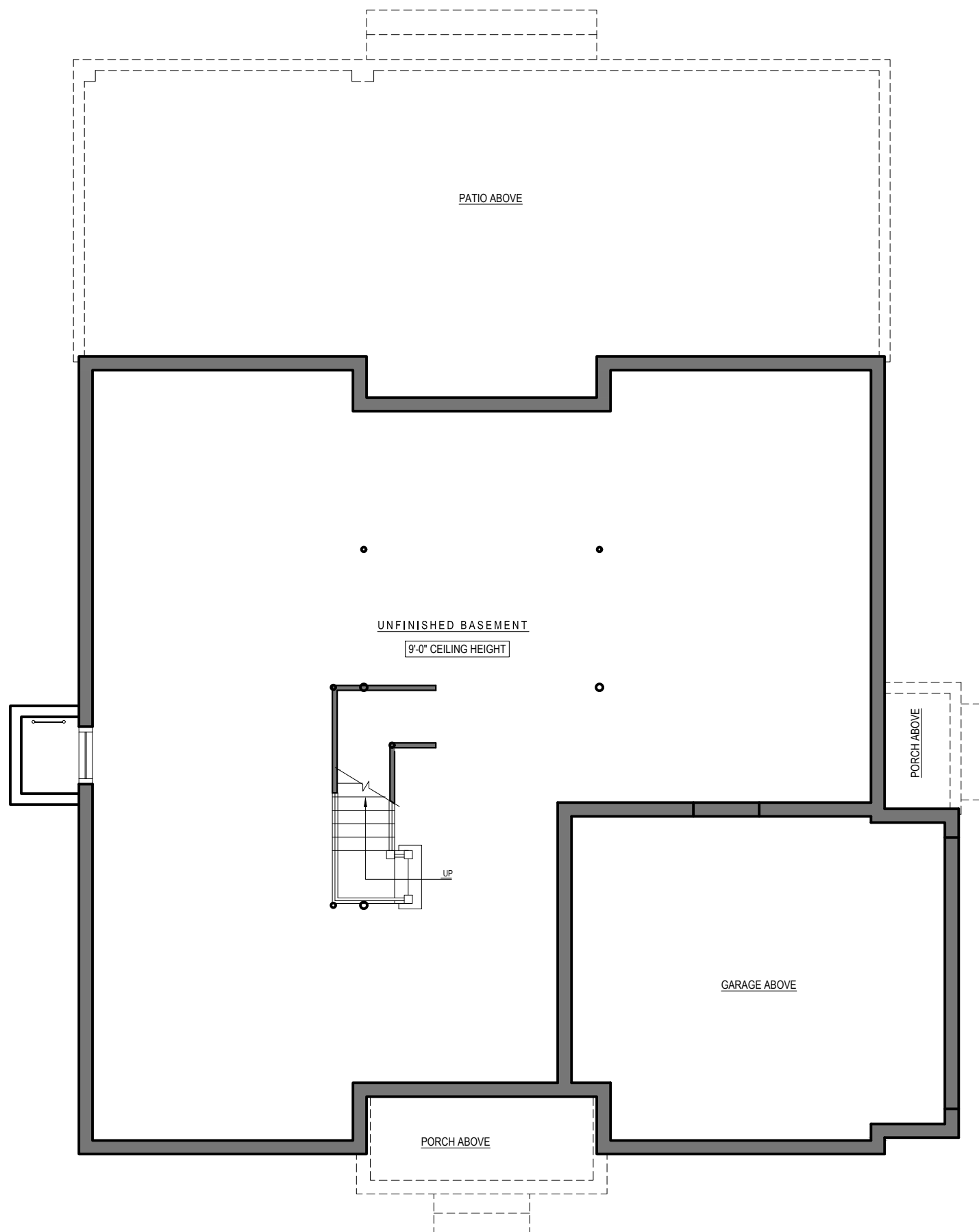
LOT AREA: 24,904 SQ FT  
0.57 ACRES

22.04.27 Marketing Set

**JOSEPH PAGAC  
ARCHITECT P.C.**

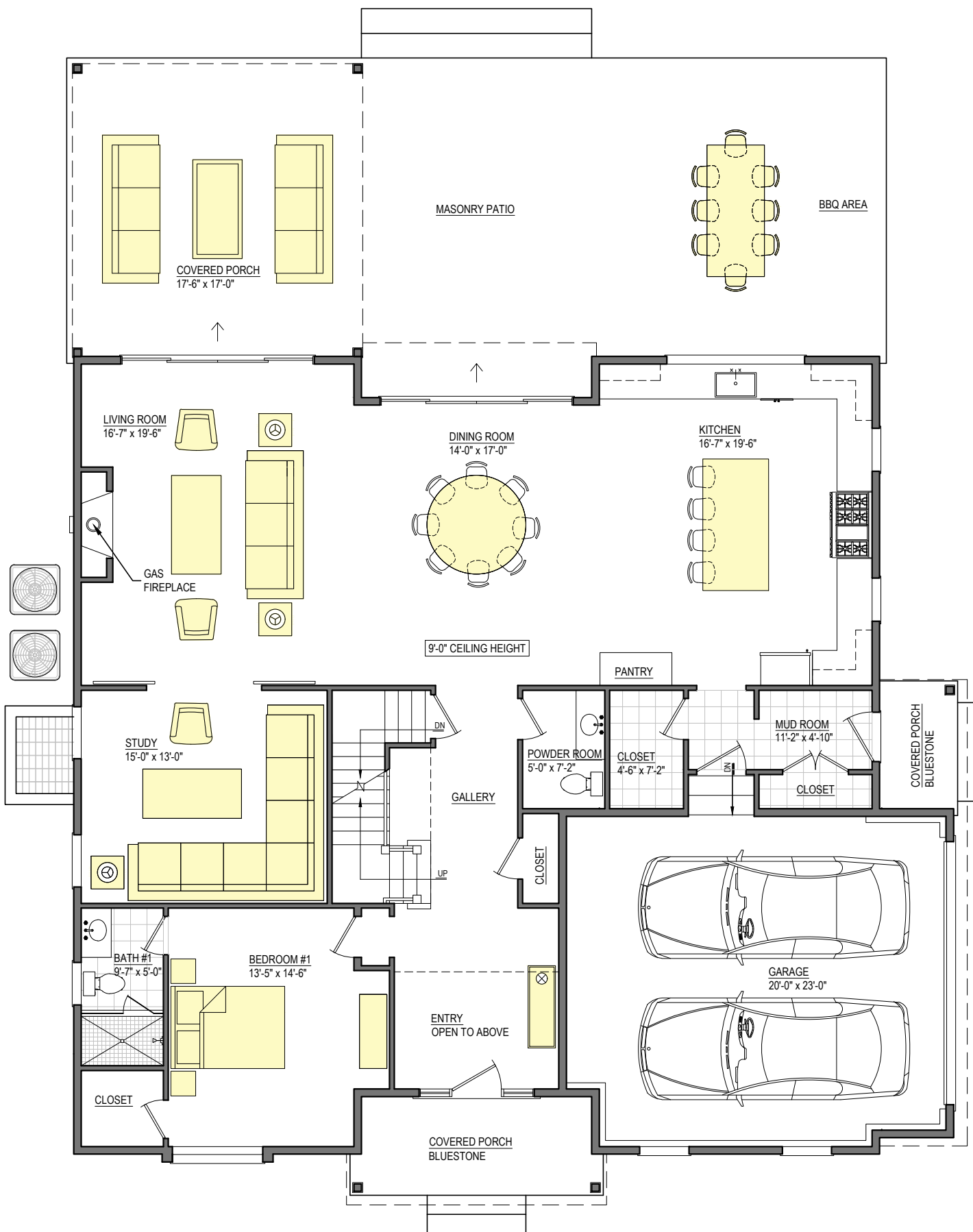


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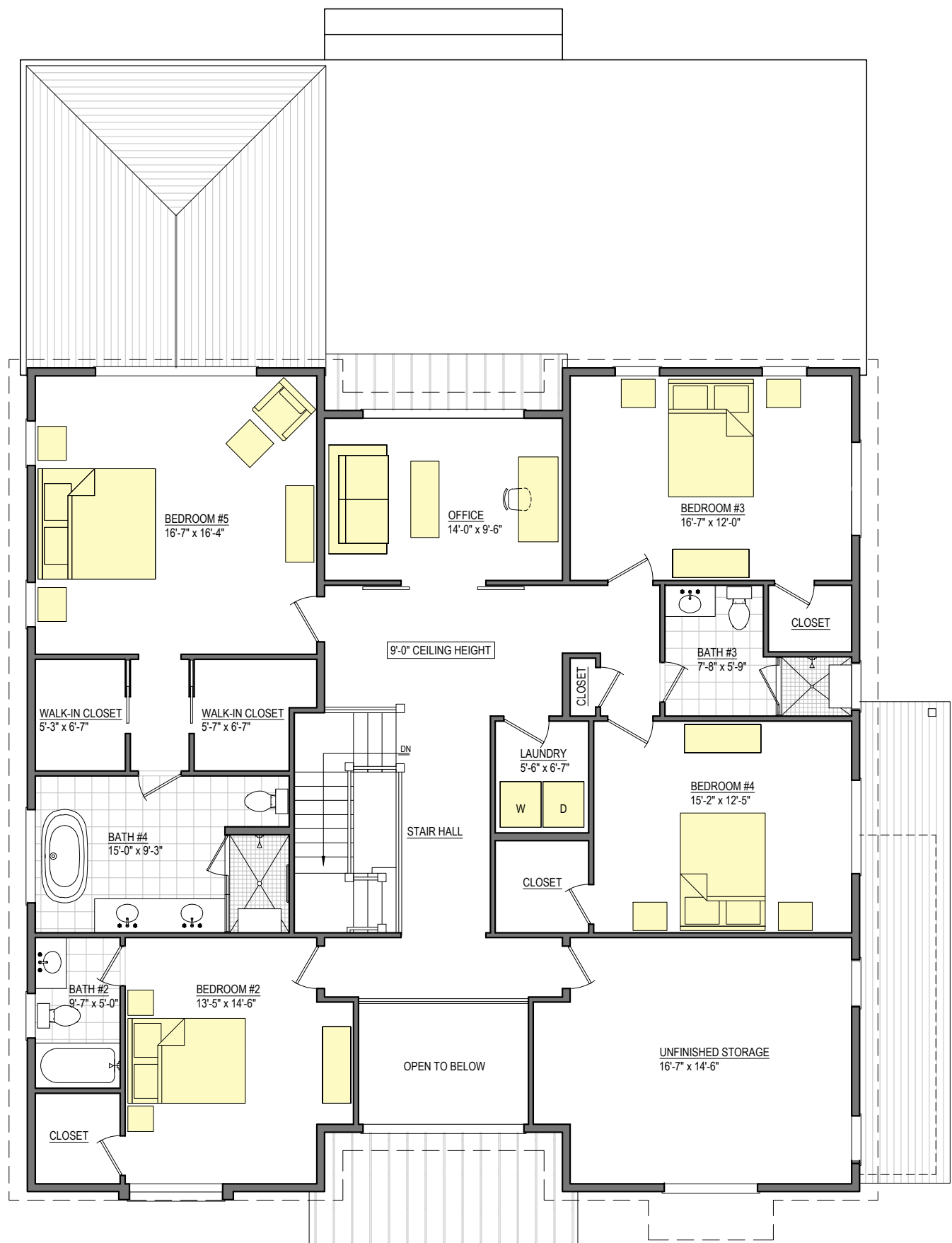
**BASEMENT PLAN**

1/8" = 1'-0"



**FIRST FLOOR PLAN**

1/8" = 1'-0"



**SECOND FLOOR PLAN**

1/8" = 1'-0"

| FLOOR AREA CALCULATIONS         |          |
|---------------------------------|----------|
|                                 | TOTAL    |
| UNFINISHED BASEMENT             | 1,741 SF |
| FIRST FLOOR                     | 1,905 SF |
| FIRST FLOOR GARAGE              | 478 SF   |
| SECOND FLOOR                    | 1,869 SF |
| SECOND FLOOR UNFINISHED STORAGE | 276 SF   |

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**SOUTH ELEVATION [FRONT]**

1/8" = 1'-0"



**EAST ELEVATION**

1/8" = 1'-0"



**NORTH ELEVATION [REAR]**

1/8" = 1'-0"



**WEST ELEVATION**

1/8" = 1'-0"

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