



38 DAYTON LANE  
EAST HAMPTON VILLAGE





# FEATURES & AMENITIES

**38 DAYTON LANE, EAST HAMPTON VILLAGE, NY 11937**

SCTM #: 0301-002.00-07.00-016.001

## PROPERTY OVERVIEW

- Located in the Heart of East Hampton Village
- 0.57± Acre Lot
- Moments to Village Shops and Restaurants
- 1.3± Miles to Main Beach

## SPECIFICATIONS

- Ranch-Style Home
- Built in 1956, **Renovated in 2017**
- Finished Living Space: **3,600± sq. ft.**
- **4 Bedrooms**
- **4 Full Bathrooms**
- Hardwood Flooring
- 4 Fireplaces
- Two-Car Attached Garage
- Partial Basement
- Central A/C
- Radiant Heating in Primary Suite, Guest Suite and Sun Room
- Town Gas
- Town Water
- Alarm System
- Honeywell QuickNet System for High-Speed Internet
- Generac Generator

## TAXES

- Town Taxes: \$11,594
- Village Taxes: \$4,571
- Total Taxes: **\$16,165**

## DETAILS AND AMENITIES

- Open Floor Plan
- Light-Filled Living Room with Fireplace
- All-Glass Sun Room with Fireplace
- Access to Patio Area
- Open Kitchen with Modern Appliances:
  - » *Sub-Zero Refrigerator and Miele Dishwasher*
  - » *Wolf Six-Burner Range with Hood Vent*
  - » *Cerused Oak Cabinets and Hammered Tin Backsplash*
- Spacious Primary Suite with Fireplace
- En Suite Primary Bath:
  - » *Freestanding Soaking Tub*
  - » *Large Glass Shower*
  - » *Double Sink Vanity*
  - » *Sauna*

## EXTERIOR FEATURES

- Lush Manicured Landscaping with Mature Specimen Trees, Including:  
*Japanese Maples, Crepe Myrtle, and a Large Monkey Puzzle Tree*
- Heated Gunite Pool
- Herringbone Brick Patio Leading to Pool Area
- Rose Garden Courtyard

\*All details are believed to be accurate, however are subject to change.























SURVEY OF PROPERTY  
 PROPERTY LOCATED IN THE INC. VILLAGE OF EAST HAMPTON  
 LOT 8 & 10 AND DESCRIBED PROPERTY  
 MAP OF E. C. MORFORD  
 FILED: MAY 5, 1926; FILE No. 806  
 TOWN OF EAST HAMPTON  
 SUFFOLK COUNTY, NEW YORK  
 S.C.T.M. # 301-002-07-16.1  
 AREA = 24,701 SF. = 0.5671 ACRES  
 SCALE: 1"=30'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,  
 WETLANDS AND/OR EASEMENTS OF RECORD  
 IF ANY, NOT SHOWN ARE NOT GUARANTEED.  
 F.E.M.A. FLOOD ZONE: 'X' PANEL 544 OF 1026



**COVERAGE CALCULATIONS:**

LOT AREA = 24,701 SF.  
 MAXIMUM LOT COVERAGE =  
 $24,701 \times 0.20 = 5,440 \text{ SF.}$   
 EXISTING LOT COVERAGE = 5,596 SF.

MAXIMUM GROSS FLOOR AREA PRINCIPAL RESIDENCE  
 $24,701 \times 0.10 = 2,470 \text{ SF.}$   
 EXISTING = 3,539 SF.

MAXIMUM ACCESSORY BUILDING AREA =  
 $24,701 \times 0.02 = 494 \text{ SF.}$   
 EXISTING = 36 SF.

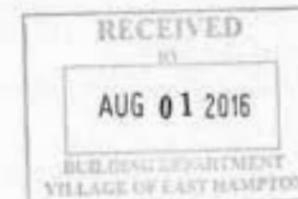
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COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED  
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2810-1



SURVEYED BY:  
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 NOVEMBER 13, 2013

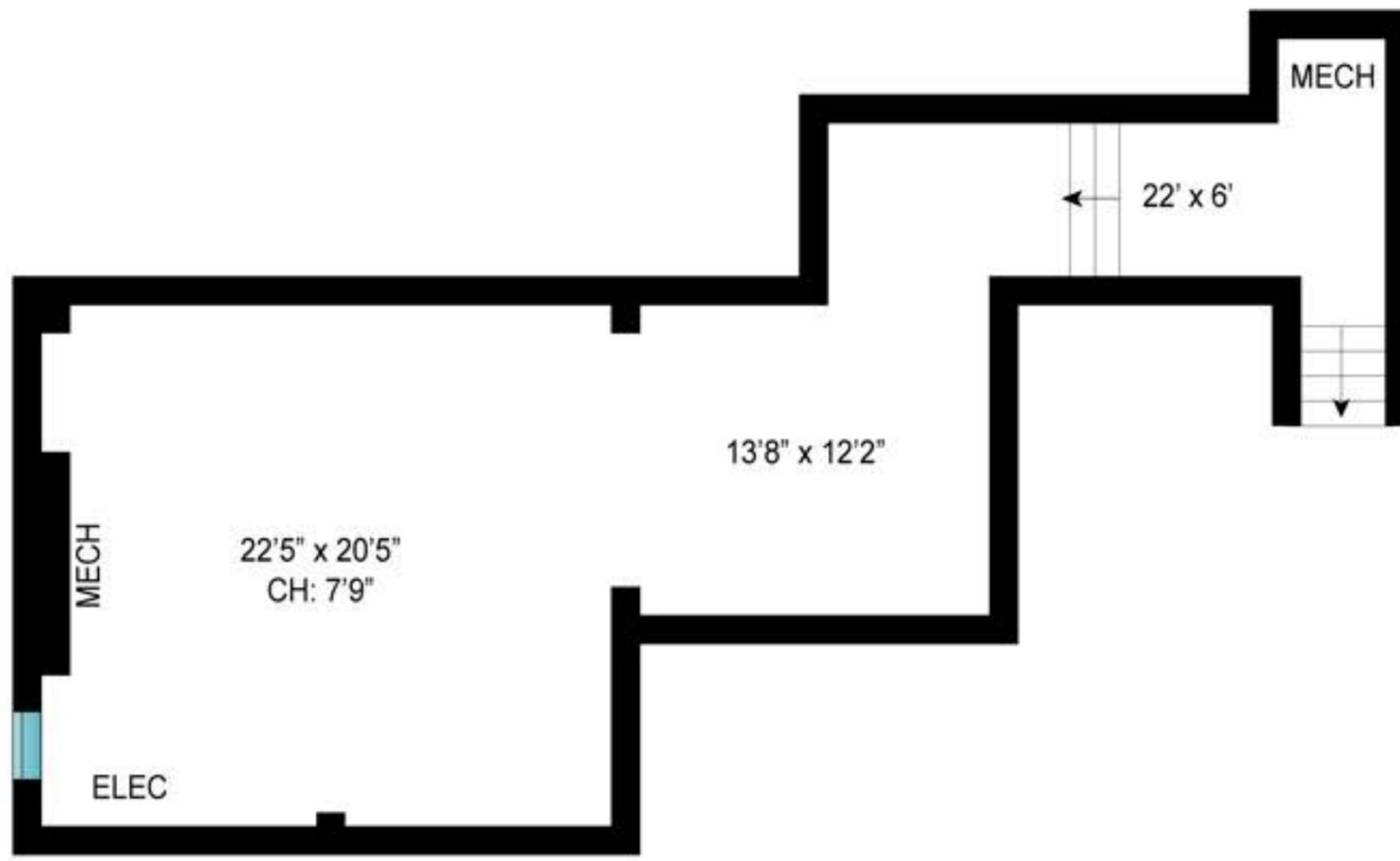
12-5-2013: ADD SITE PLAN  
 1-17-2014: A.C.'S & GEN REMOVED  
 4-14-2014: REVISIONS  
 6-9-2016: UPDATE SURVEY

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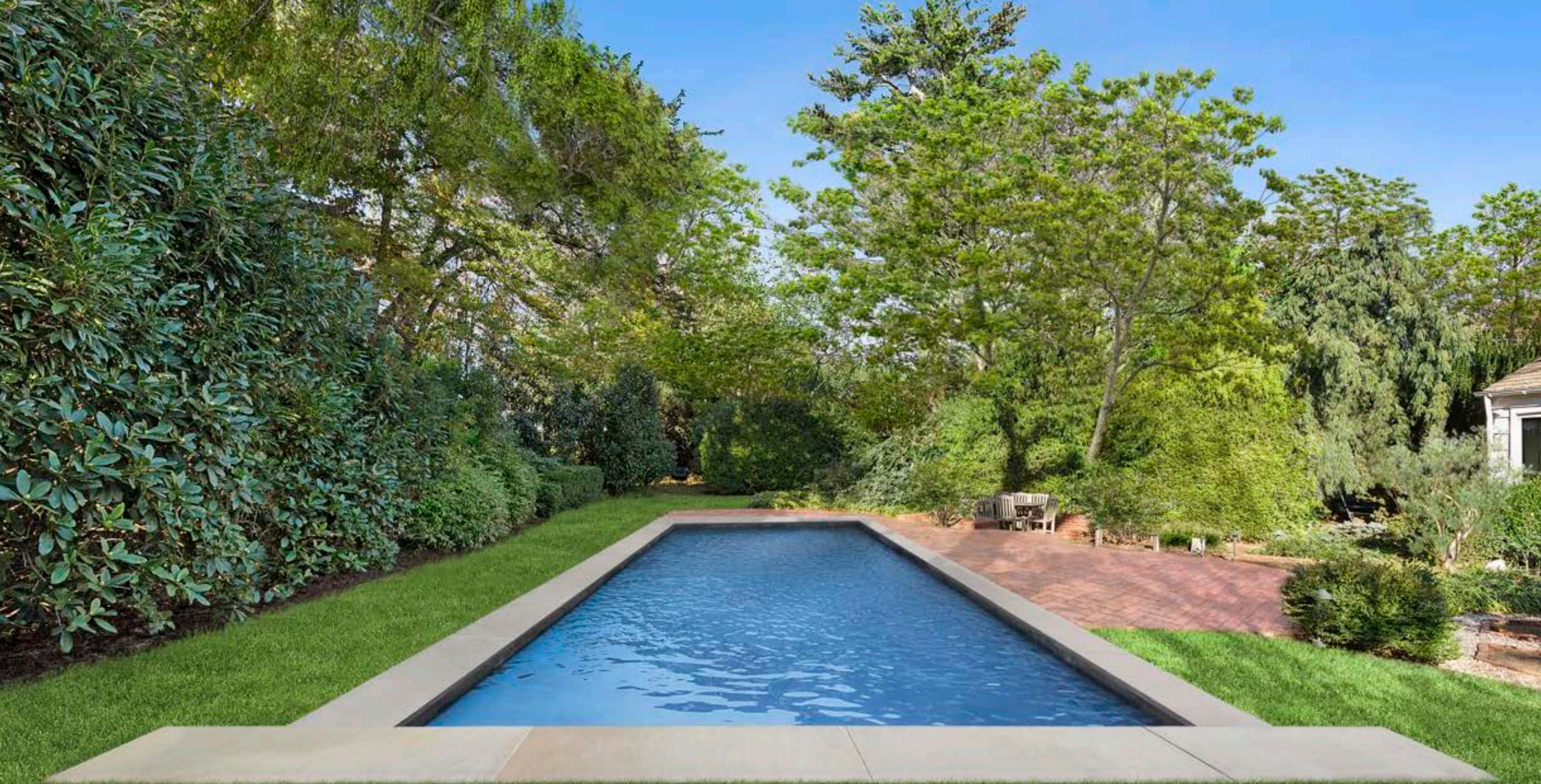
**FIRST FLOOR**  
CEILING HEIGHT: 8'





**BASEMENT**  
CEILING HEIGHT: 7'9"





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