



1 EILEENS PATH  
EAST HAMPTON



# FEATURES & AMENITIES

**1 EILEENS PATH, EAST HAMPTON, NY 11937**

## ***PROPERTY OVERVIEW***

- Turnkey East Hampton Retreat
- 1± Private Acre
- 1± Mile to the Ocean
- Minutes to Amagansett Square and East Hampton Village Amenities

## ***JOHN LAFFEY***

ARCHITECT

## ***PHIL KOUFFMAN BUILDER***

GENERAL CONTRACTOR

## ***HOLLANDER DESIGN***

LANDSCAPE DESIGNER

## **MAIN HOUSE SPECIFICATIONS**

- 6,155± sf of Living Space
- Built in 2015
- 6 Bedrooms
- 7 Full, 1 Half Bathrooms
- Every Bedroom is En Suite
- Full Unfinished Basement
- Alarm System
- Separate Thermostats in Every Bedroom
- Sonos Surround Sound Speakers Inside and Outside
- Hot Water Recirculation System
- Central Vacuum
- Multiple Closets/Storage Space

## **FIRST LEVEL**

- Light-filled Entry Foyer
- Great Room with Wood Burning Fireplace, Double-height Ceilings and French Doors to the Backyard
- Chef's Kitchen
  - » High-end Appliances including an 8-Burner Viking Range, Wolf Panel-Ready Sub-zero Refrigerator, and Dual Bosch Dishwashers
  - » Ample Cabinetry
  - » Large Marble Center Island
  - » Second Refrigerator in Mud Room
- Butler's Pantry with Wine Fridge and Ice Maker
- Wet Bar
- Formal Dining Room
- Family Room
- Laundry Room with Dual Washers/Dryers
- Full Bathroom
- Laundry Room
- Powder Room
- Primary Suite
  - » Gas Fireplace
  - » En Suite Bathroom with Steam Shower, Tub and Dual Sinks
  - » French Doors to the Terrace
  - » Large Sitting Room
  - » His and Hers Walk-in Closets

## **SECOND LEVEL**

- Secondary Primary Suite with Gas Fireplace and Walk-in Closet
- Owners' Closet
- Additional Four En Suite Guest Bedrooms - Two with Bathtubs and Two with Standing Showers

## **EXTERIOR FEATURES**

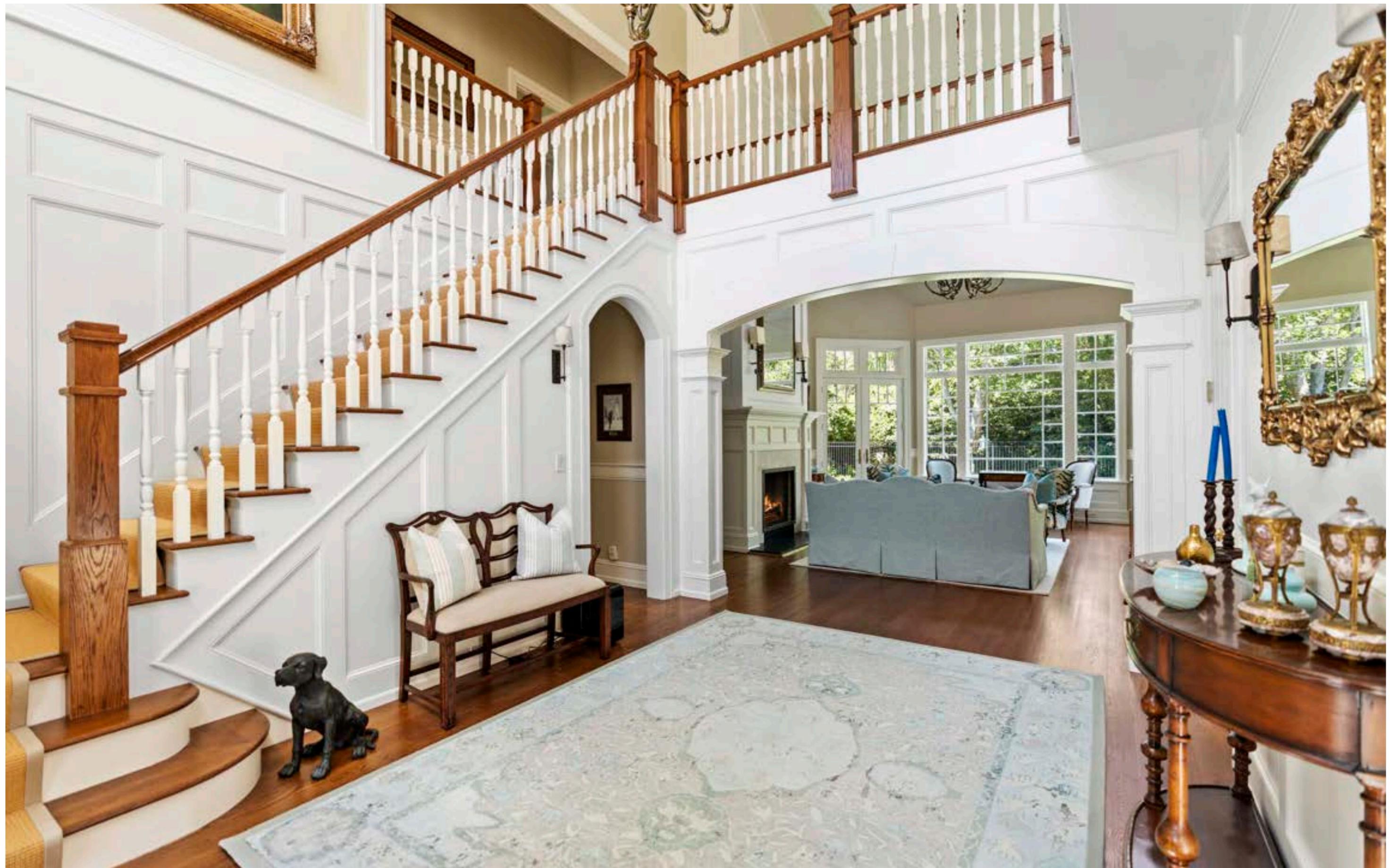
- Heated Gunite Pool with Accent Lighting
- Fire Pit area
- Expansive Patio
- Barbeque Area
- Attached Garage with Climate Control
- Incredible Plantings and Specimen Trees
- Ample Parking in Driveway

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









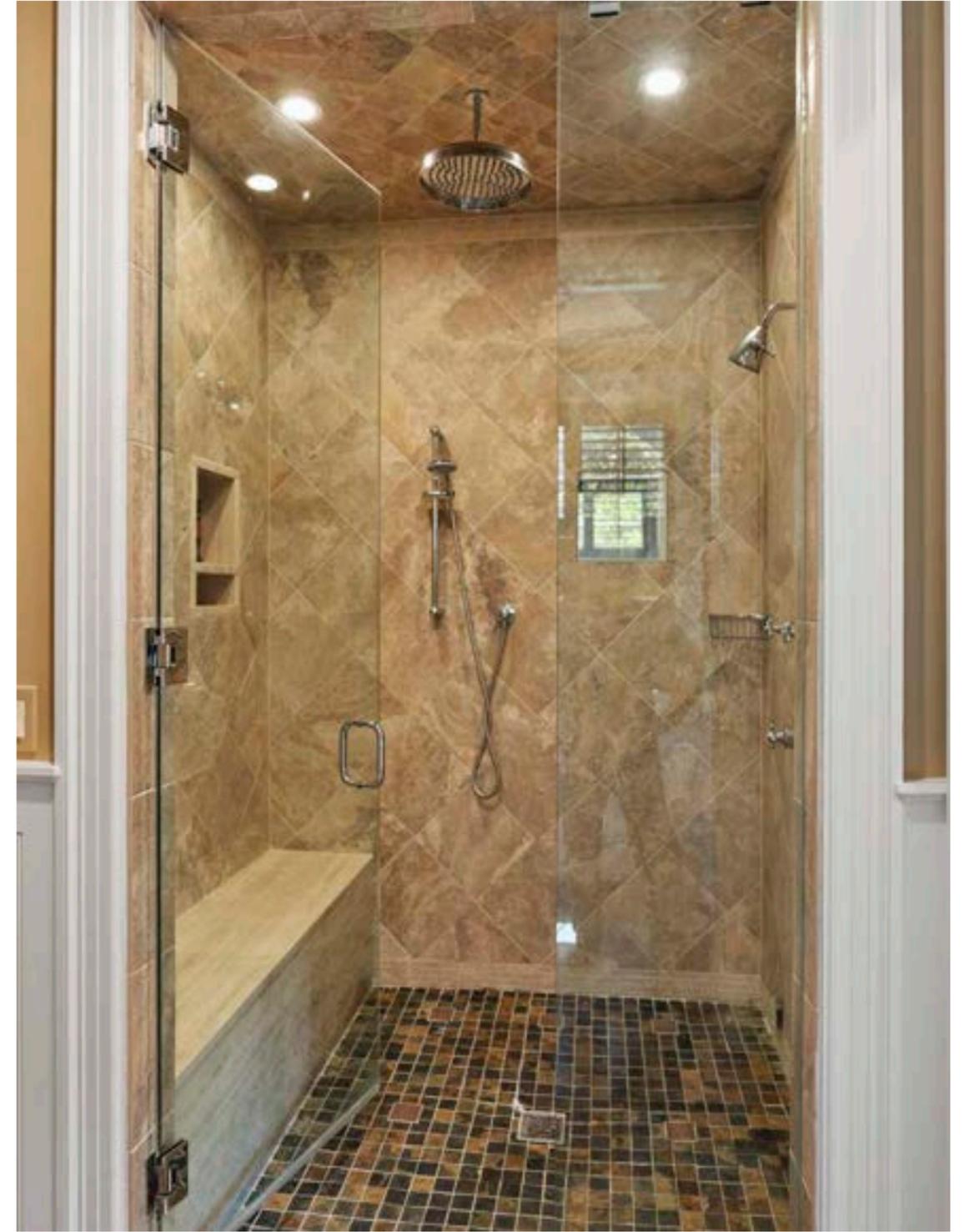




























S.C.H.D. REF. #R03-13-0105

712-158 1137-70  
1121-38 1145-12  
1136-70 1183-122

DC11071  
Ken (A005A5.txt)

# MAP OF PROPERTY

## LOT 1 SKIMHAMPTON

Filed: Feb. 19, 1986 - Map No. 8063

SITUATE

SKIMHAMPTON

Town Of East Hampton, Suffolk Co., N.Y.

Scale: 1"=30'

Area: 43,524 S.F. or 0.999 Acres

Flood Zone: X - FIRM NO. 36103C0559H, 9/25/09

Certified To:

Todd Cermak  
Jane Cermak  
Fidelity Title Insurance Co.

COVERAGE:  
ALLOWED = 6,529 S.F.  
EXISTING = 4,012 S.F.

TOT. COVERAGE:  
ALLOWED = 17,410 S.F.  
EXISTING = 13,160 S.F.

LOT 100 % CLEARED PER  
TOWN OF EAST HAMPTON  
NATURAL RESOURCE DEPT.

N/F STEPHEN KAPLAN  
VACANT

**EBILBENS PATH**  
50' WIDE  
PUBLIC WATER

Surveyed: Oct. 1, 2018

**GEORGE WALBRIDGE SURVEYORS, P.C.**

Land Surveyors & Land Planners

300 Pantigo Place - Suite 116

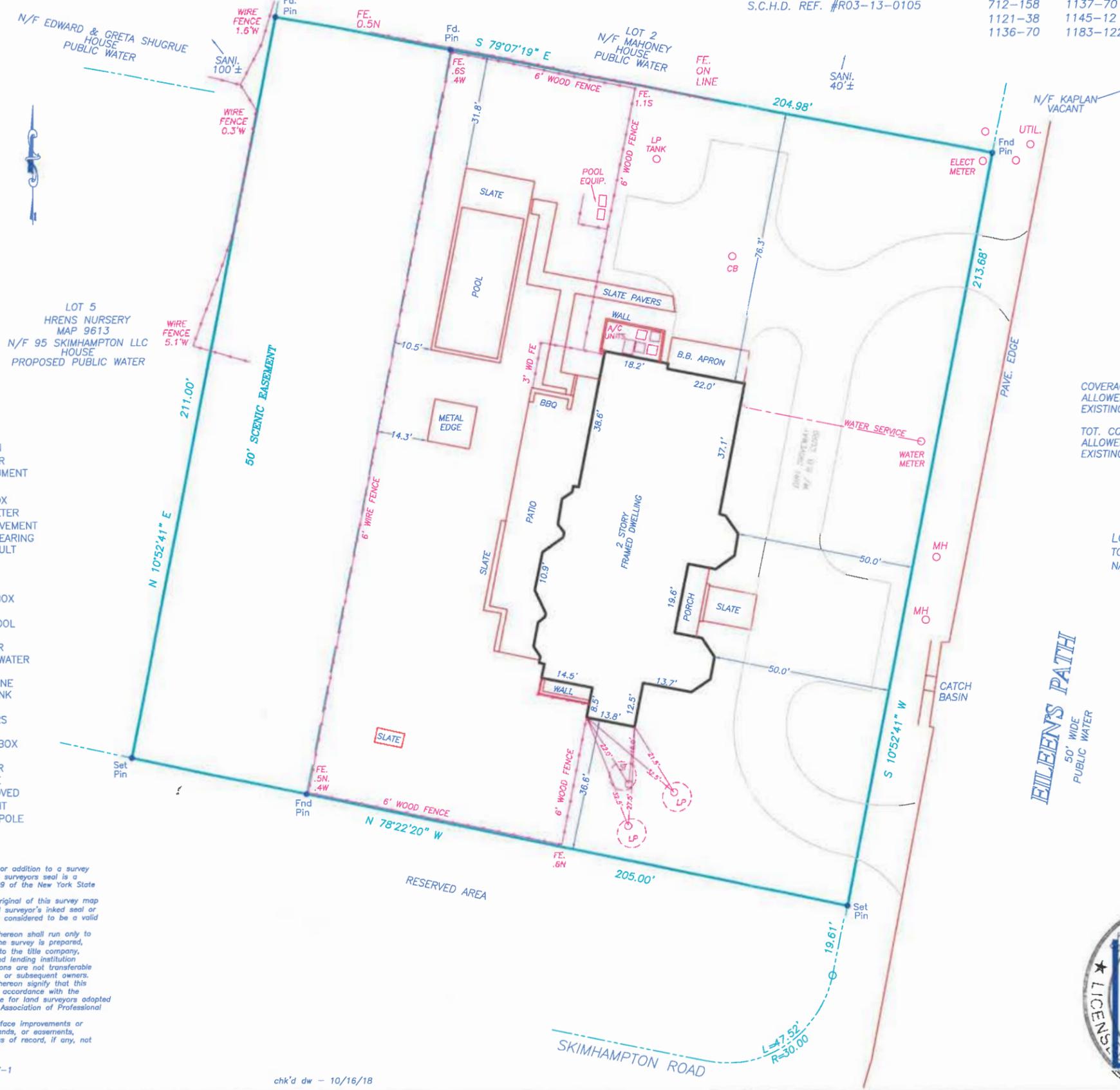
East Hampton, Long Island, N.Y. 11937

Phone: (631) 324-0412 Fax: (631) 324-9849

E-mail: chsurveyor@aol.com



land projects dave\Smith, Donald\dwg\Survey\_10-1-18



LOT 5  
HRENS NURSERY  
MAP 9613  
N/F 95 SKIMHAMPTON LLC  
HOUSE  
PROPOSED PUBLIC WATER

N/F EDWARD & GRETA SHUGRUE  
HOUSE  
PUBLIC WATER

LOT 2  
N/F MAHONEY  
HOUSE  
PUBLIC WATER

N/F KAPLAN  
VACANT

- KEY**
- SIGN
  - BR BRICK
  - CB CATCH BASIN
  - CC CONC. COVER
  - CM CONC. MONUMENT
  - DW DRY WELL
  - EB ELECTRIC BOX
  - EM ELECTRIC METER
  - EOP EDGE OF PAVEMENT
  - EOC EDGE OF CLEARING
  - EV ELECTRIC VAULT
  - GM GAS METER
  - GV GAS VALVE
  - HYD HYDRANT
  - IR IRRIGATION BOX
  - LB LIGHT BOX
  - LP LEACHING POOL
  - LTP LIGHT POST
  - MC METAL COVER
  - MHW MEAN HIGH WATER
  - OH OVERHANG
  - PL PROPERTY LINE
  - PT PROPANE TANK
  - S STEPS
  - SP SLATE PAVERS
  - ST SEPTIC TANK
  - TB TELEPHONE BOX
  - UB UTILITY BOX
  - WM WATER METER
  - WV WATER VALVE
  - TBR TO BE REMOVED
  - TL TRAFFIC LIGHT
  - TP TELEPHONE POLE

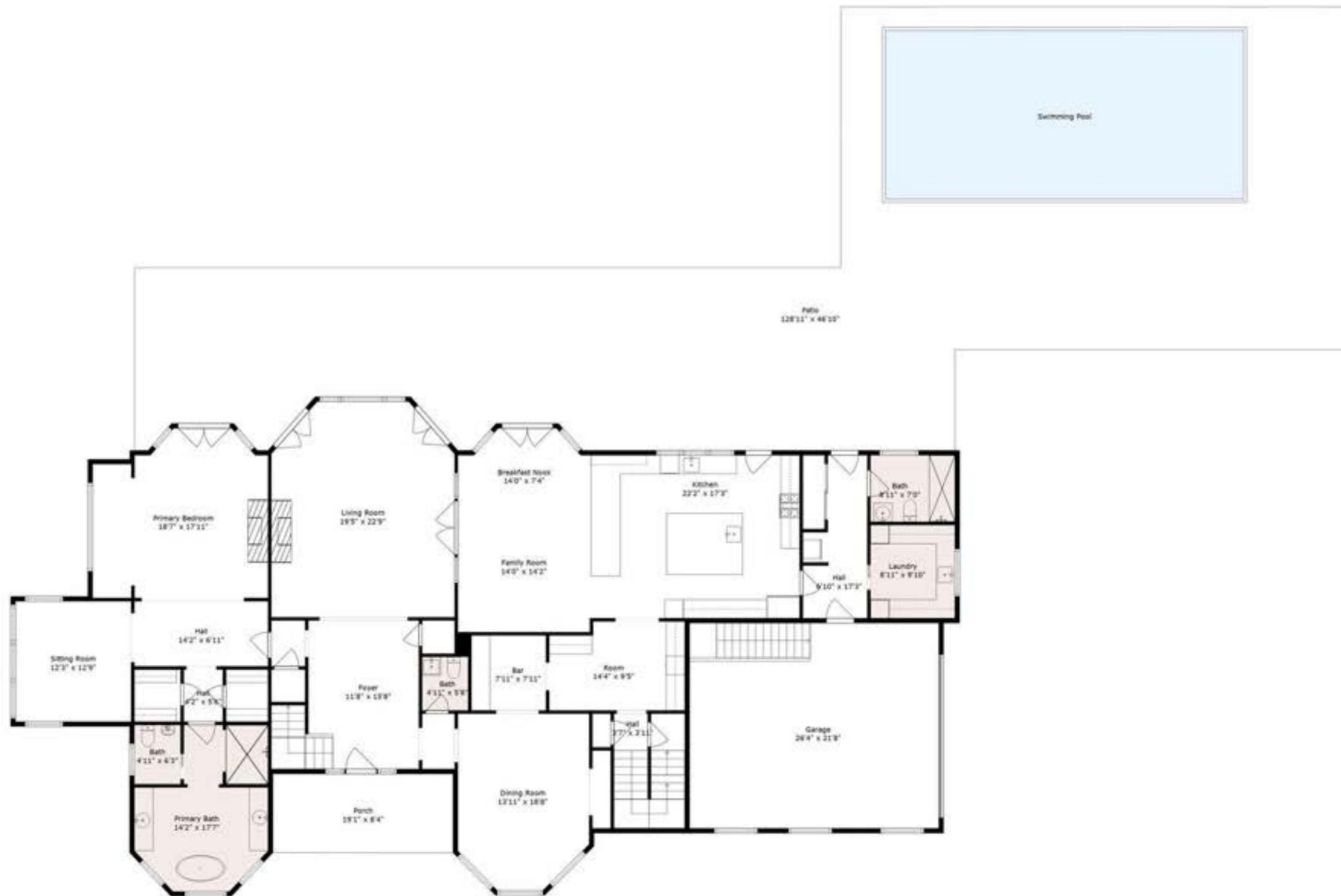
- NOTE:**
- 1). Unauthorized alteration or addition to a survey map bearing a licensed surveyors seal is a violation of section 7209 of the New York State Education Law.
  - 2). Only copies from the original of this survey map bearing an original land surveyor's inked seal or embossed seal shall be considered to be a valid copy.
  - 3). Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.
  - 4). The existence of subsurface improvements or encroachments, or wetlands, or easements, covenants, or restrictions of record, if any, not shown are not certified.

S.C.T.M. 0300-189-7-1

chk'd dw - 10/16/18

DC11071

FIRST LEVEL



Patio  
128'11" x 46'10"

**TOTAL: 6155 sq. ft**  
FIRST FLOOR: 3166 sq. ft,  
SECOND FLOOR: 2361 sq. ft  
GARAGE: 572 sq. ft,  
EXCLUDED AREAS: BASEMENT: 3148 sq. ft,



Measurements Deemed Highly Reliable But Are Not Guaranteed



SECOND LEVEL



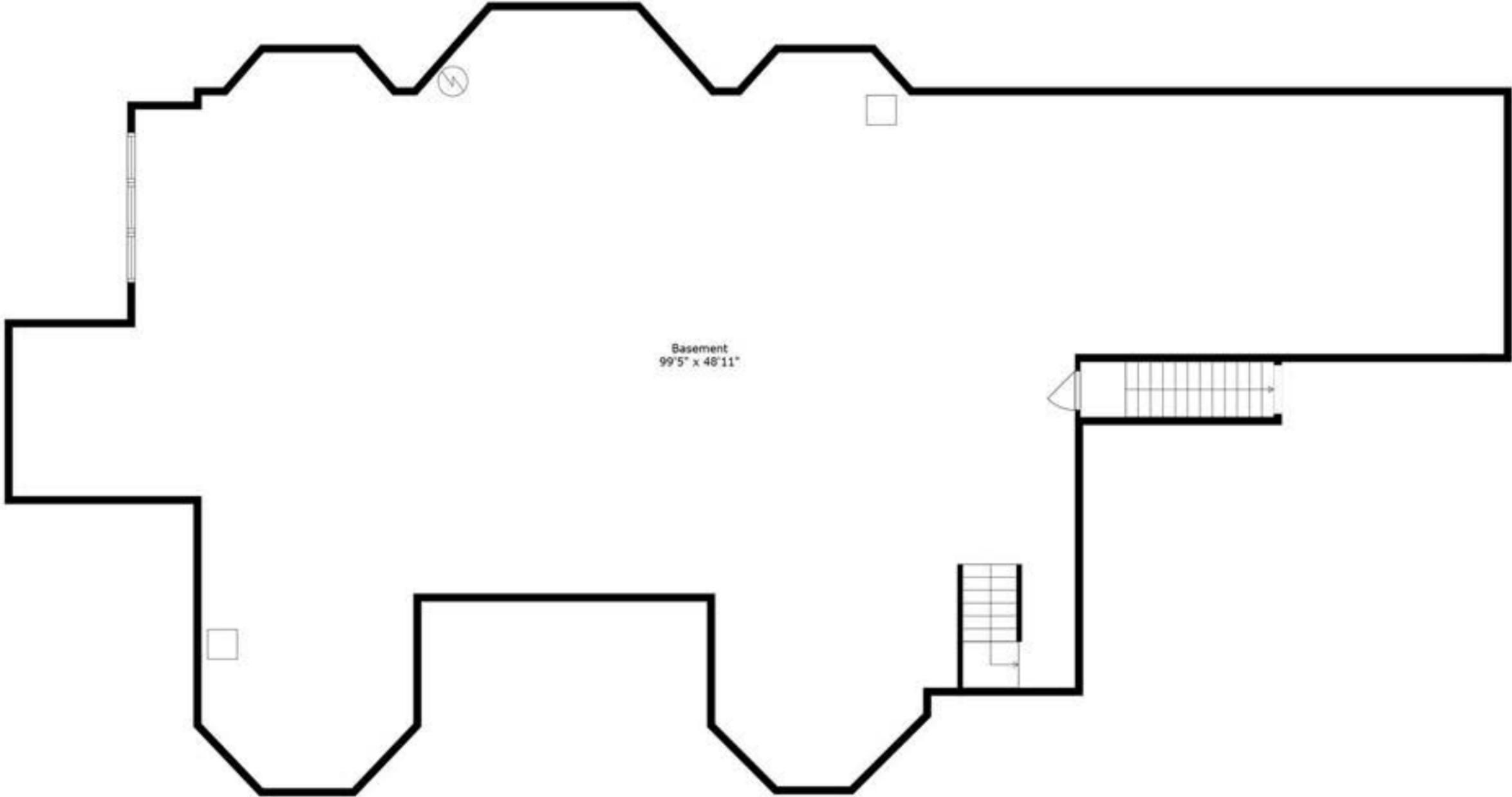
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BASEMENT



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