



1815 LAUREL AVE, SOUTHOLD, NY 11971

Features & Amenities

Property Overview

- Habitable Square Footage: 4,237 SF
- Lot Size: 0.80 acres (35,414 SF)
- Bedrooms / Bathrooms: 4 Bedrooms | 4.5 Bathrooms

Exterior Construction & Finishes

- Siding:
 - SBC Resquared & Rebutted (R&R) Cedar Shingles
 - Finish: Naturaltone Cedar
 - 30-year wood decay warranty
- Accent: White stucco stair tower
- Roof: GAF Timberline HDZ asphalt shingles
 - Lifetime warranty to first homeowner
- Chimney: White stucco exterior

Windows, Doors & Hardware

- Windows & Exterior Doors: Marvin Elevate Series
 - Exterior: Gunmetal
 - Interior: White
- Door Hardware: Emtek
- Gutters: 6" half-round, white

Garage

- Two-Car Garage
 - 9' x 16' door
 - Manufacturer: Clopay
 - Model: Coachman

Pool & Outdoor Living

- In-Ground Gunite Pool: 20' x 40'
 - Automatic cover
- Patio:
 - Approx. 600 SF Napa Stone (marble)
 - Color: Ice Blue, sandblasted finish
- Landscaping:
 - Designed by Landscape Architect Joseph Piscitelli, PLA
 - Approx. \$140,000 landscaping & masonry package
- Irrigation: In-ground sprinkler system

Foundation, Structure & Insulation

- Foundation:
 - Reinforced concrete & rebar
 - 10" thick concrete walls, 4000 PSI
- Exterior Wall Framing: 2" x 6" Douglas Fir
- Sheathing:
 - ½" CDX plywood (exterior walls & roof)
- Subfloor:
 - ¾" Advantech tongue & groove, glued & nailed
- Exterior Wall Insulation: Closed-cell spray foam with batt insulation
- Interior Insulation: Interior walls and first-floor ceiling insulated

Basement

- Full basement with 9' ceiling height
- 4" concrete slab
- 5" garage slab
- Walk-out stair
- Egress window

Interior Flooring & Finishes

- Flooring: Terra Legno North American Oak
 - Vernal White finish
 - 8½" wide planks
- Interior Wall Paint:
 - Benjamin Moore Regal Select
 - Color: Simply White
 - Finish: Flat

Kitchen & Pantry

- Eat-In Kitchen Features:
 - Custom inset cabinetry by Pennsylvania Dutch Custom Cabinetry
 - Self-closing drawers & doors
 - Color: Benjamin Moore Chantilly Lace
 - White oak island (stained)
 - Marble stone backsplash & countertops (Napa Stone – Lilac)
 - Under-cabinet lighting
 - Pendant lighting over island
 - Kohler Edalyn Studio McGee faucet
 - Kohler undermount stainless workstation sink
 - Kohler Edalyn Studio McGee pot filler over range
- Wet Bar:
 - Sink
 - Monogram wine refrigerator
- Pantry: Walk-in pantry

Appliances

- Kitchen Appliances (Monogram):
 - 48" stainless steel refrigerator
 - 36" range
 - 24" dishwasher
 - Microwave drawer
- Laundry: GE washer & dryer

Bathrooms & Plumbing

- Plumbing Fixtures: Kohler Studio McGee
- Vanities:
 - Custom vanities by Pennsylvania Dutch Custom Cabinetry
 - Primary bathrooms
- Toilets:
 - Kohler Corbelle elongated comfort height
 - Color: White

Laundry Rooms

- Second Floor Laundry:
 - Large laundry room
 - Upper & lower cabinetry
 - Sink
- First Floor Mudroom:
 - Additional washer & dryer

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Mechanical & Systems

- Fireplace:
 - Napoleon Ascent 46" linear gas fireplace (living room)
- Septic System:
 - Fuji Clean Waste Water System – Model CEN-7
 - 700 GPD capacity
 - Rated for up to 6 bedrooms
- Audio / Data:
 - Pre-wired for Sonos
 - CAT-6 cabling throughout