

30 COVE HOLLOW FARM ROAD EAST HAMPTON VILLAGE





FEATURES & AMENITIES

30 COVE HOLLOW FARM ROAD, EAST HAMPTON VILLAGE, NY 11937

SCTM #: 0301-012.00-10.00-011.000

PROPERTY OVERVIEW

- Located in the Georgica Estate Section
- 2.5± Acre Lot
- South of the Highway
- Surrounded by Reserve Land
- Water Views of Georgica Cove
- 1.3± Miles to Georgica Beach
- 1.8± Miles to Main Beach
- Moments to Village Amenities
- Zoning: R-160
- Septic: 1,500 Gallon Tank with Two Leaching Pools

MAIN HOUSE SPECIFICATIONS

- Architect: Zorko & Ortmann Architects
- Builder: Pat Trunzo
- Landscape Architect: Edmund Hollander
- Queen Anne Revival Style
- Built in 2006
- 6 Bedrooms
- 5 Full and 3 Half Bathrooms
- 7,280± sf
- 3 Fireplaces
- Ceiling Height Between 9’ to 11.25’
- Two Fieldstone Chimneys
- Geo-thermal A/C with 7 Zones
- Ample Closets/Storage Space
- Full Unfinished Basement with High Ceilings and Ample Storage

FIRST LEVEL

- Entry Foyer with Gracious Staircase
- Chef’s Kitchen
 - » Large Pantry
 - » Center Island with Seating
 - » Viking Range, Dual Sub-zero Refrigerators and Freezer Drawers
 - » Dual Sinks
 - » Ample Cabinetry
- Living Room with Wood Burning Fireplace
- Library
- Mudroom
- Laundry Room with Sink
- Family Room with Wood Burning Fireplace
- Formal Dining Room
- Screened-in Porch with Wood Burning Fireplace
- Guest Bedroom with En Suite Bath, Walk-in Closet & Doors to Covered Porch
- Two Powder Rooms

SECOND LEVEL

- Primary Suite
 - » Private Balcony Overlooking the Grounds
 - » High Ceiling
 - » Large Dressing Room/Walk-in Closet
 - » En Suite Bath with Dual Sink Vanity, Soaking Tub, Shower and Separate Wash Closet
 - » Sitting Room
- Two Guest Bedrooms with Shared Bath and Walk-in Closets

- Two Additional Guest Bedrooms, One with Separate Entrance and Private Balcony
- Two Additional Full Bathrooms
- Media Room with Private Balcony
- Separate Staircase to Rooms over Second Wing

EXTERIOR FEATURES

- Covered Terrace for Al Fresco Dining
- Large Wraparound Deck
- Pergola Covered Patio
- Park-like Grounds
- Gunite Pool with Waterfall Feature
- Large Blusetone Patio with Pergola
- Pool House
 - » Sink, Mini-Fridge, Ice Maker
 - » Half Bath
 - » Changing Room
 - » Storage for Pool Equipment
- Outdoor Shower
- Sunken Tennis Court
- Attached 2-Car Garage Plus Storage
- Porte Cochere
- Impressive Gardens and Specimen Trees
- Fenced-in Yard

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

























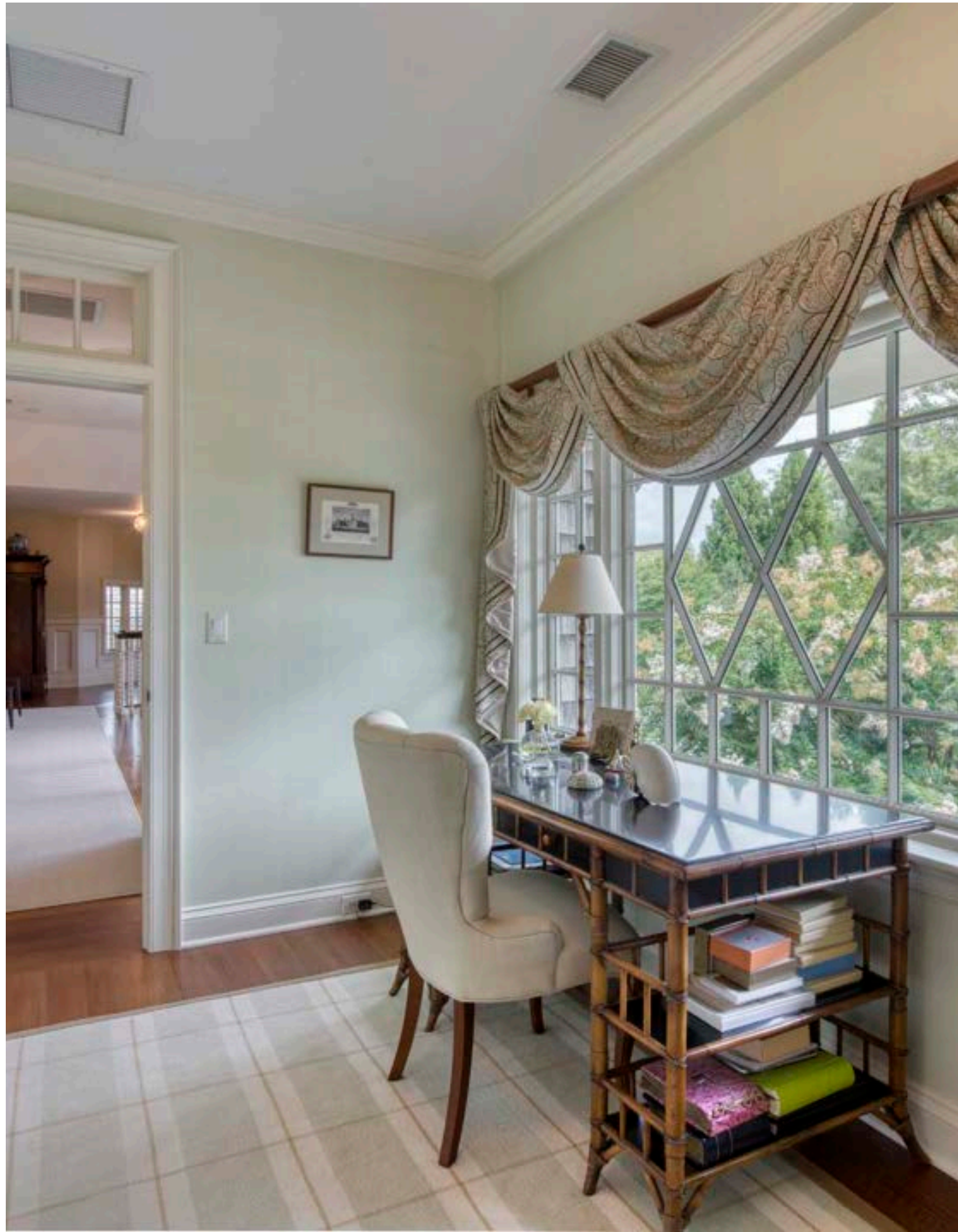












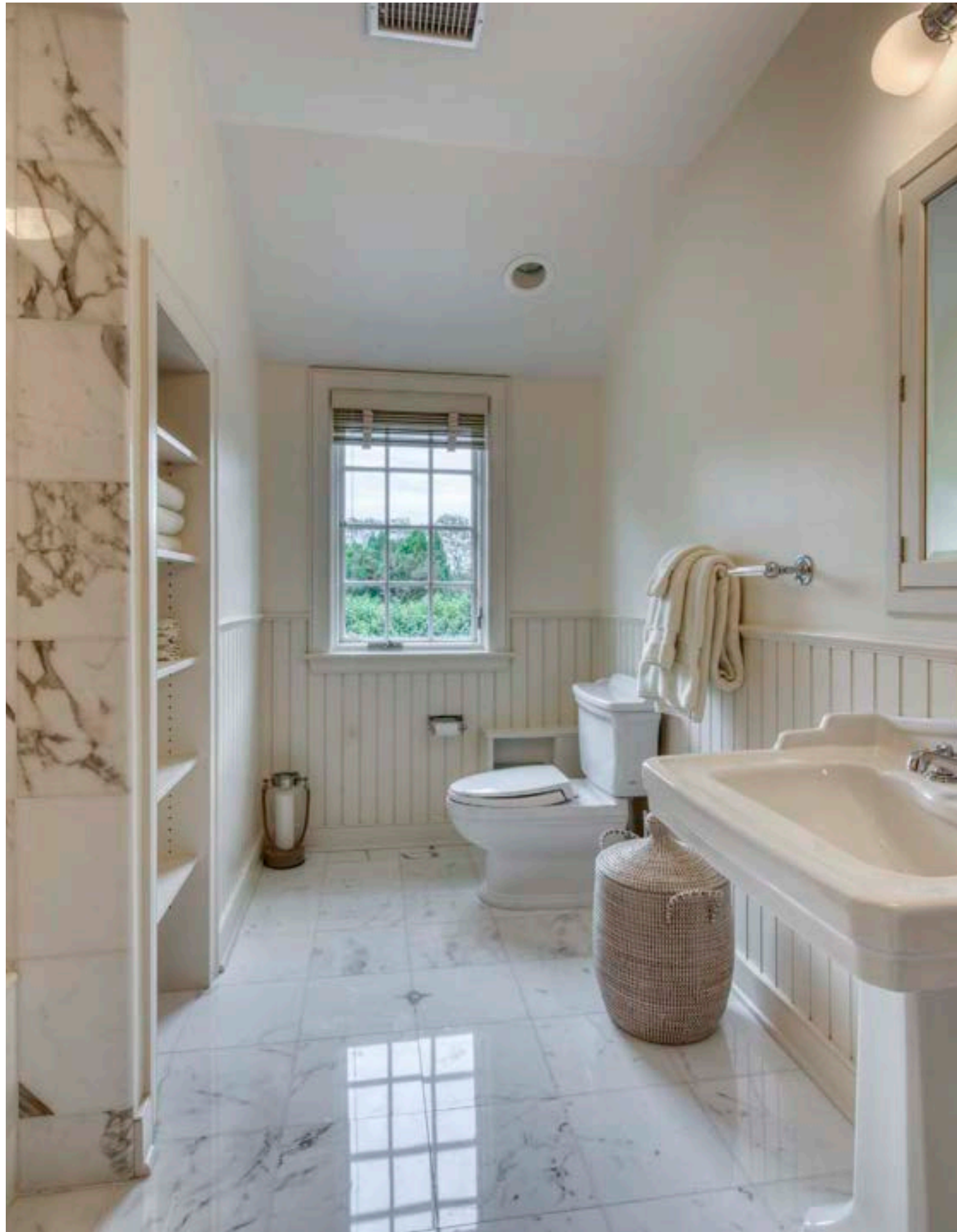








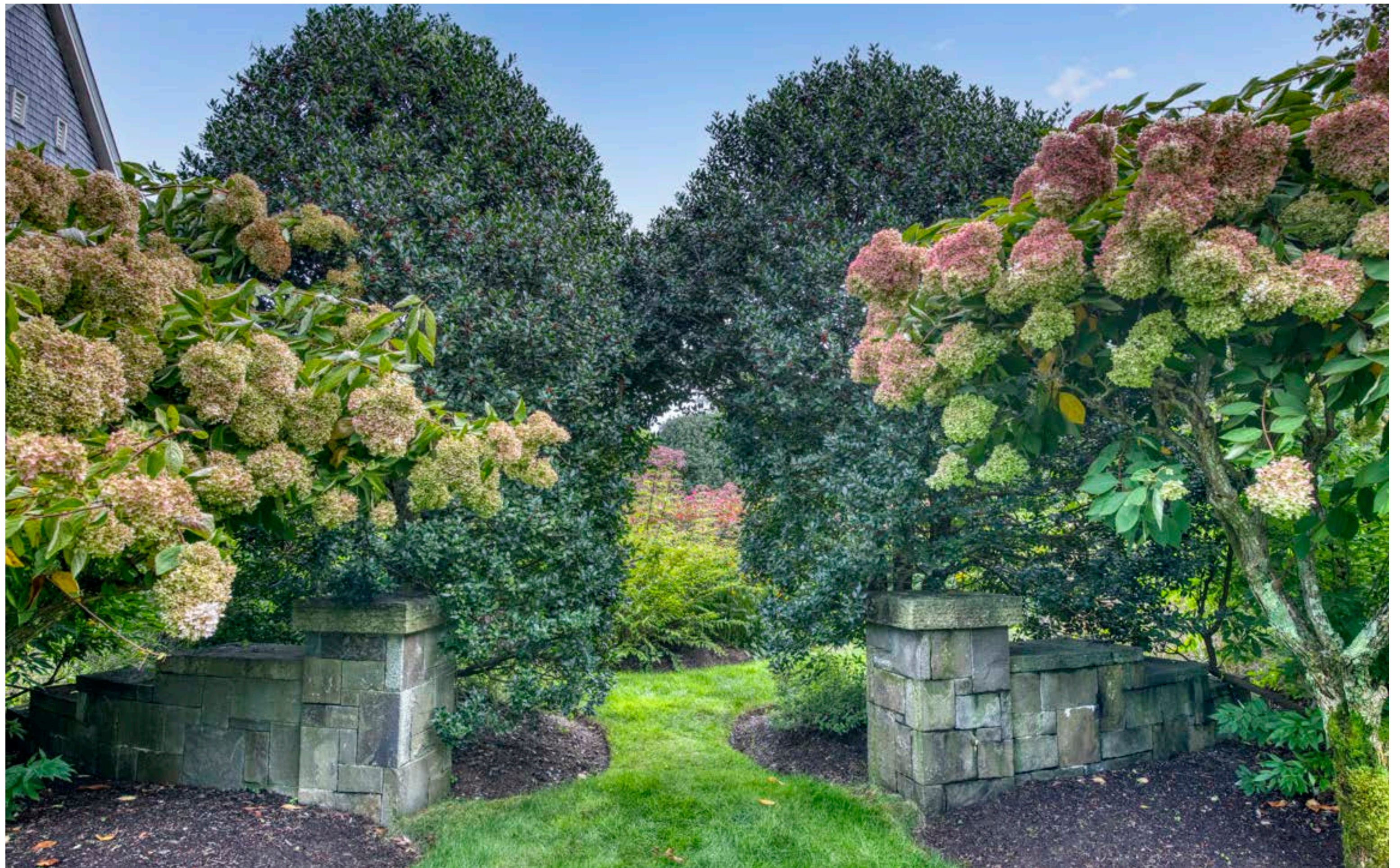
























SURVEY OF PROPERTY

SCTM No. 301-012-10-11
SCDHS Ref. No. R03-04-0054

111p50A

LOT 38

Map of

COVE HOLLOW FARM

Section 2

Filed May 4, 1982 as map no. 7071

Situate

INCORPORATED VILLAGE OF EAST HAMPTON

Town of East Hampton

Suffolk County, New York

SCALE: 1" = 60'

AREA: 107,048 sq.ft.

or 2.4575 acres



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES

APPROVAL OF CONSTRUCTED WORKS FOR
A SINGLE FAMILY RESIDENCE

Date **OCT 05 2006** H.S. Ref. No. **R03-04-0054**

The sewage disposal and water supply facilities at this location have been inspected and/or certified by this Department for other agencies and found to be satisfactory FOR A MAXIMUM OF **6** BEDROOMS.

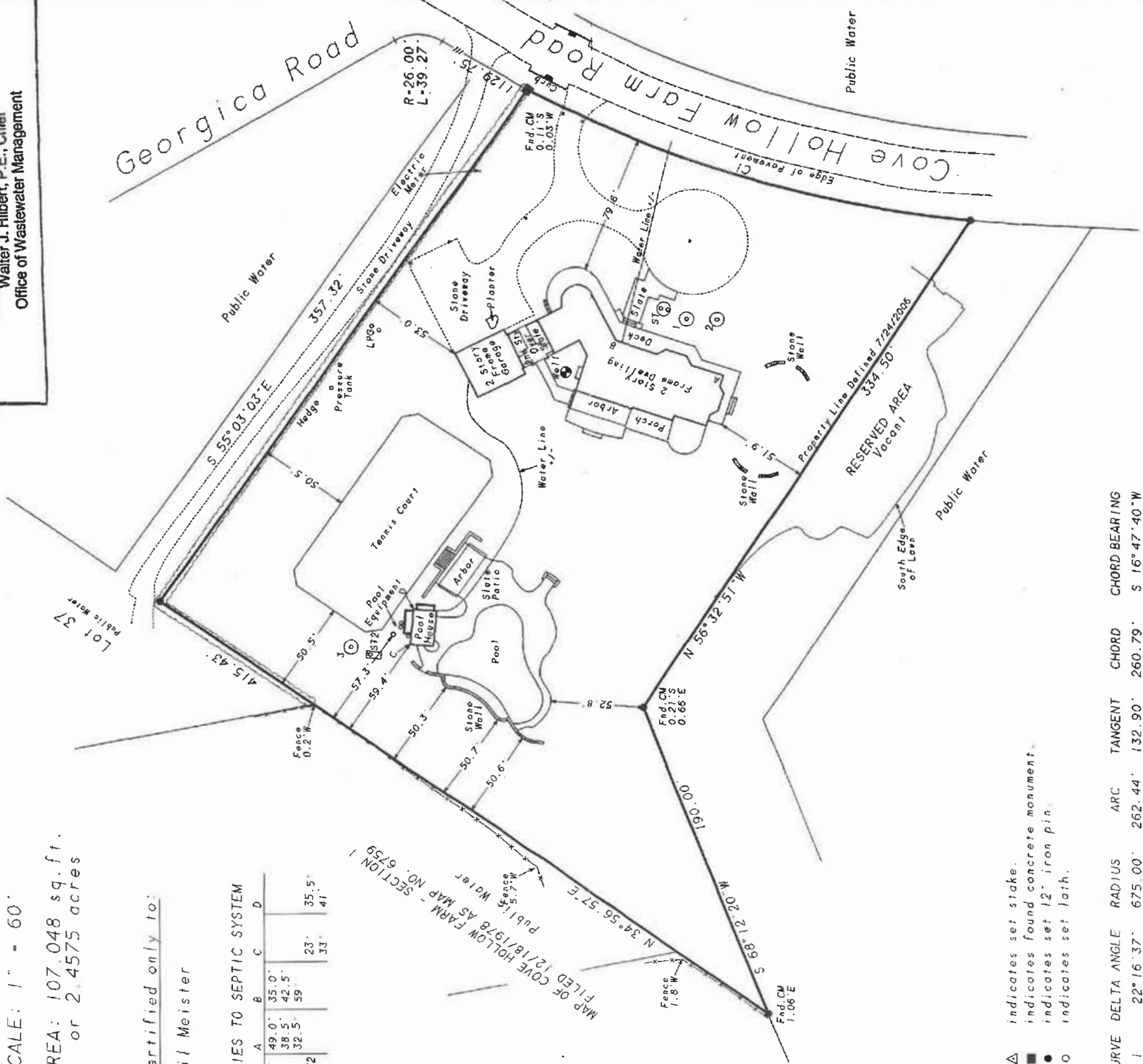
Walter J. Hilbert, P.E., Chief
Office of Wastewater Management

Certified only to:

Gil Meister

TIES TO SEPTIC SYSTEM

	A	B	C	D
ST 1	49.0'	35.0'		
2	38.5'	42.5'		
ST2	32.5'	59'	23'	35.5'
3			33'	41'



- △ indicates set stake.
- indicates found concrete monument.
- indicates set 12" iron pin.
- indicates set lath.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	22° 16' 37"	675.00'	262.44'	132.90'	260.79'	S 16° 47' 40" W

NOTES:

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- Underground improvements or encroachments, if any, are not shown hereon.
- The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
- Elevations shown are from USC & GS datum.

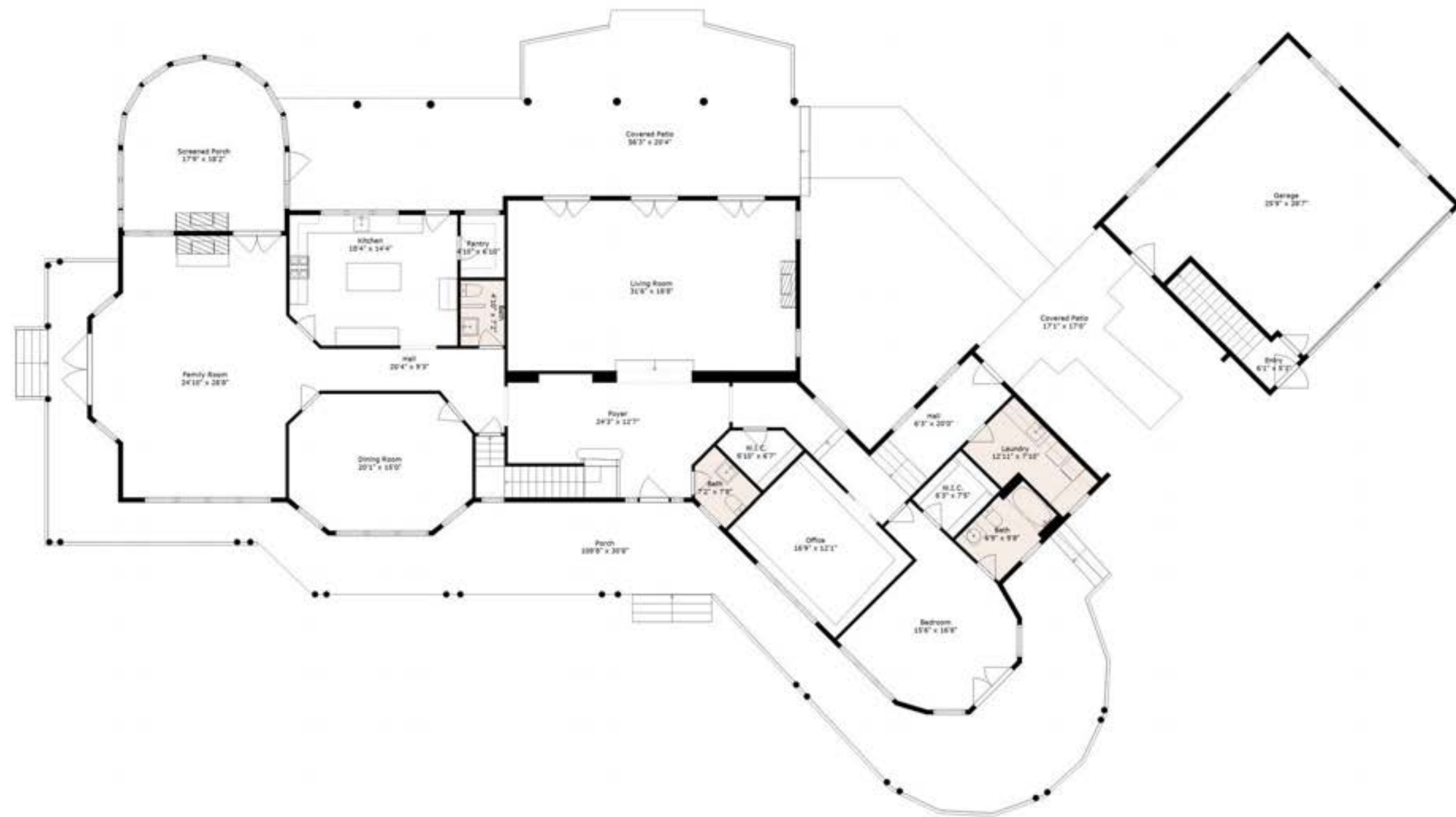
Not a valid copy unless marked July 24, 2006: Final
with original land surveyor's May 20, 2005: Stake pool
embossed seal & signature October 28, 2004: Stake tennis court & pool
August 4, 2004: Stake house, pool house & BM
May 27, 2004: Proposed septic for pool house
February 13, 2004: Trees
February 2, 2004: Health Department
December 12, 2003: Lath house corners & PL's



Surveyed: December 12, 2003
David L. Siskas
N.Y.S. Lic. No. 049960

Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
(631) 324-6917 FAX 329-4768

FIRST FLOOR



TOTAL: 7,280 sq. ft.
FIRST FLOOR: 3,380 sq. ft.
SECOND FLOOR: 3,900 sq. ft.

EXCLUDED AREAS
BASEMENT: 3,580 sq. ft.
GARAGE: 840 sq. ft.
SCREENED PORCH: 320 sq. ft.



Measurements Deemed Highly Reliable But Are Not Guaranteed



SECOND FLOOR



TOTAL: 7,280 sq. ft.
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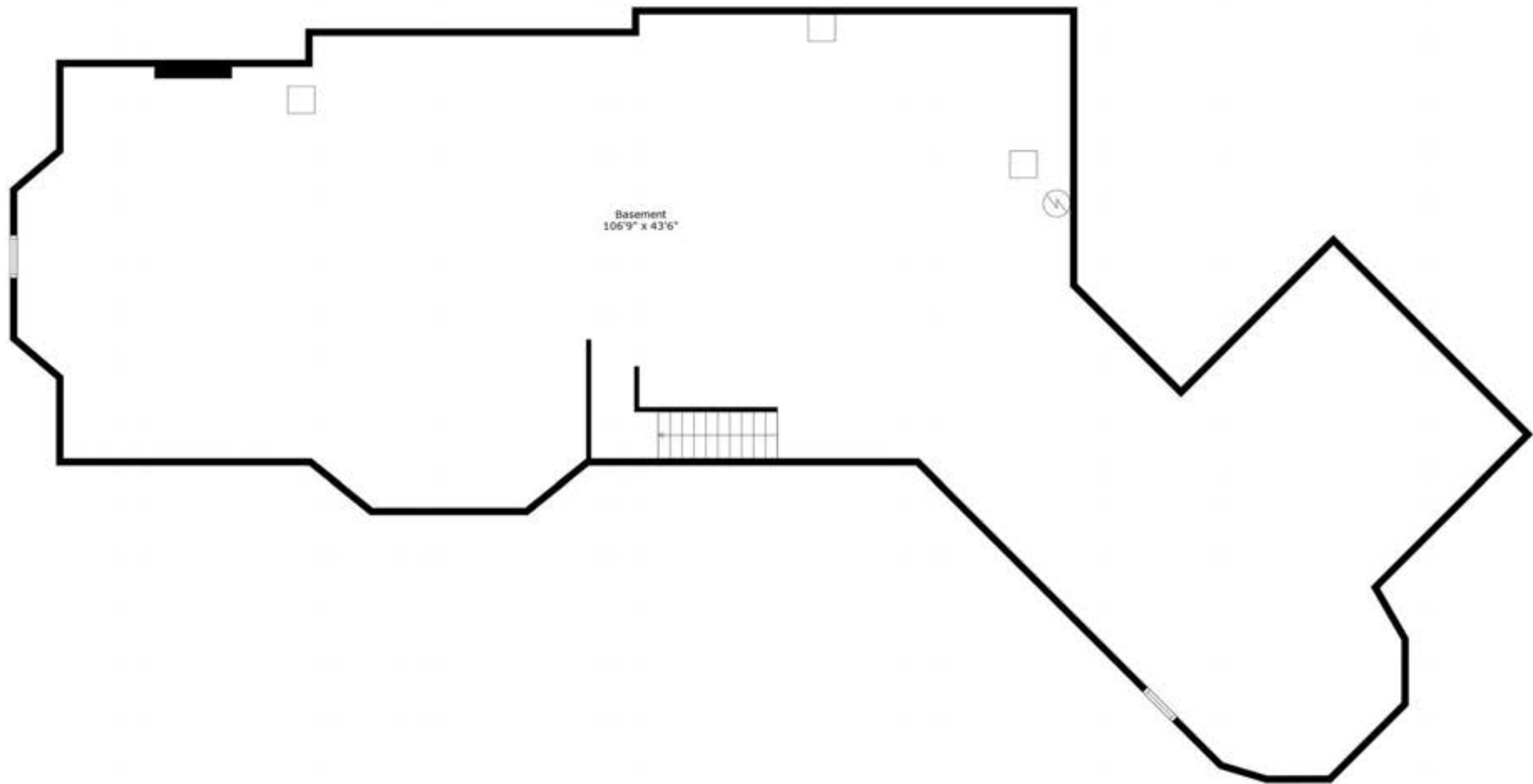
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LOWER LEVEL



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OUTDOOR SPACES

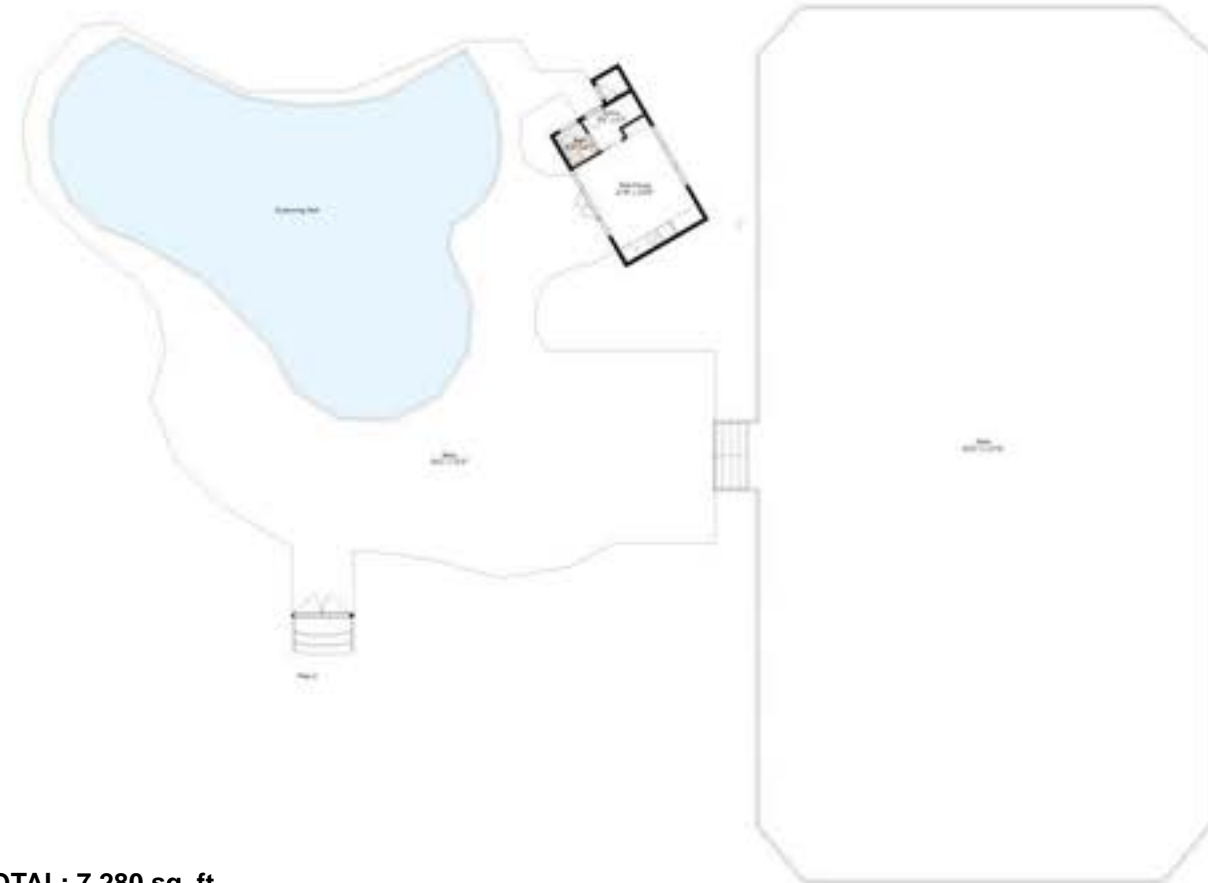
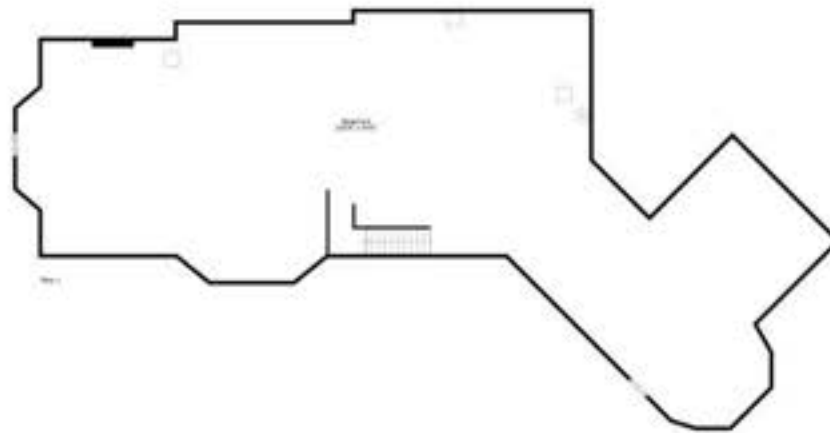


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LAYOUT NOTES

1. LOCATE AND PROTECT ALL UTILITIES, SEPTIC SYSTEMS, AND STRUCTURES PRIOR TO AND DURING CONSTRUCTION AND REPAIR/REPLACE ANY ELEMENT DAMAGED DURING CONSTRUCTION.
2. NOTIFY OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR ERROR BETWEEN PLAN AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
3. ALL BUILT ELEMENTS IN THE LANDSCAPE SHALL BE CONSTRUCTED TO MEET ALL APPLICABLE BUILDING CODES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. DO NOT SCALE DRAWINGS: USE DIMENSIONS GIVEN.
5. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
6. ALL DIMENSIONS ARE TAKEN PARALLEL TO OR PERPENDICULAR FROM FEATURES SHOWN UNLESS OTHERWISE NOTED.
7. NEW DRIVEWAY, TERRACES, PATHS, WALLS, ETC. TO BE STAKED IN FIELD AND APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. BLUESTONE AND SANDSTONE SAMPLES TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT.
9. PROVIDE 3/8" POLYURETHANE EXPANSION JOINT (25' MAX.) WITHIN PAVEMENT SLAB.
10. LEAVE THE SITE IN A SAFE AND NEAT CONDITION AT THE END OF EACH WORK DAY.

EDMUND D. HOLLANDER
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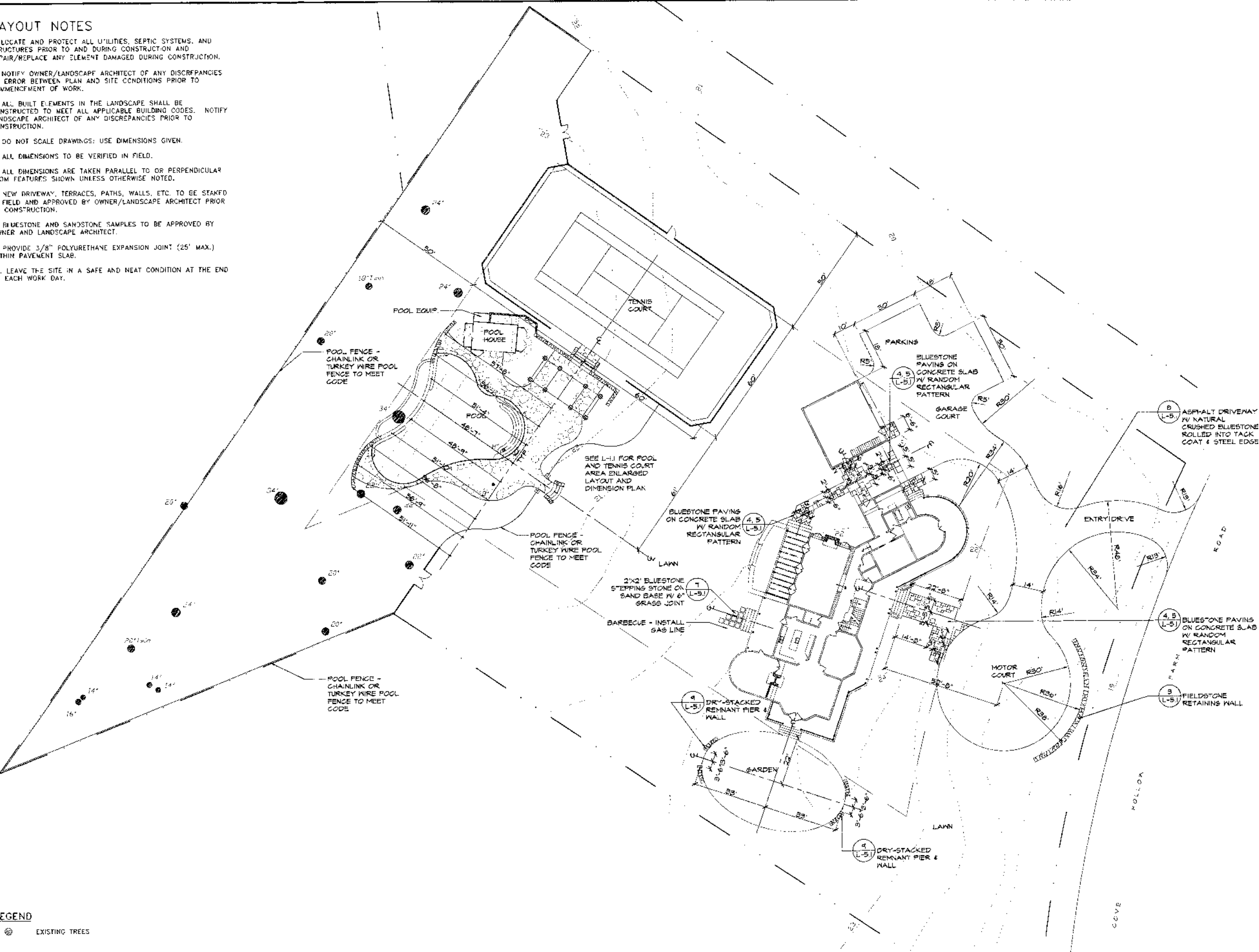
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4	GENERAL REVISION	04/21/04
50	SEALERS	
REV'S	DATE	

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MEISTER
RESIDENCE

COVE HOLLOW FARM ROAD
EAST HAMPTON, NEW YORK

LAYOUT & DIMENSION
PLAN



LEGEND
EXISTING TREES

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Phone: 631 722-1000
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1. GENERAL REVISION	06/22/04
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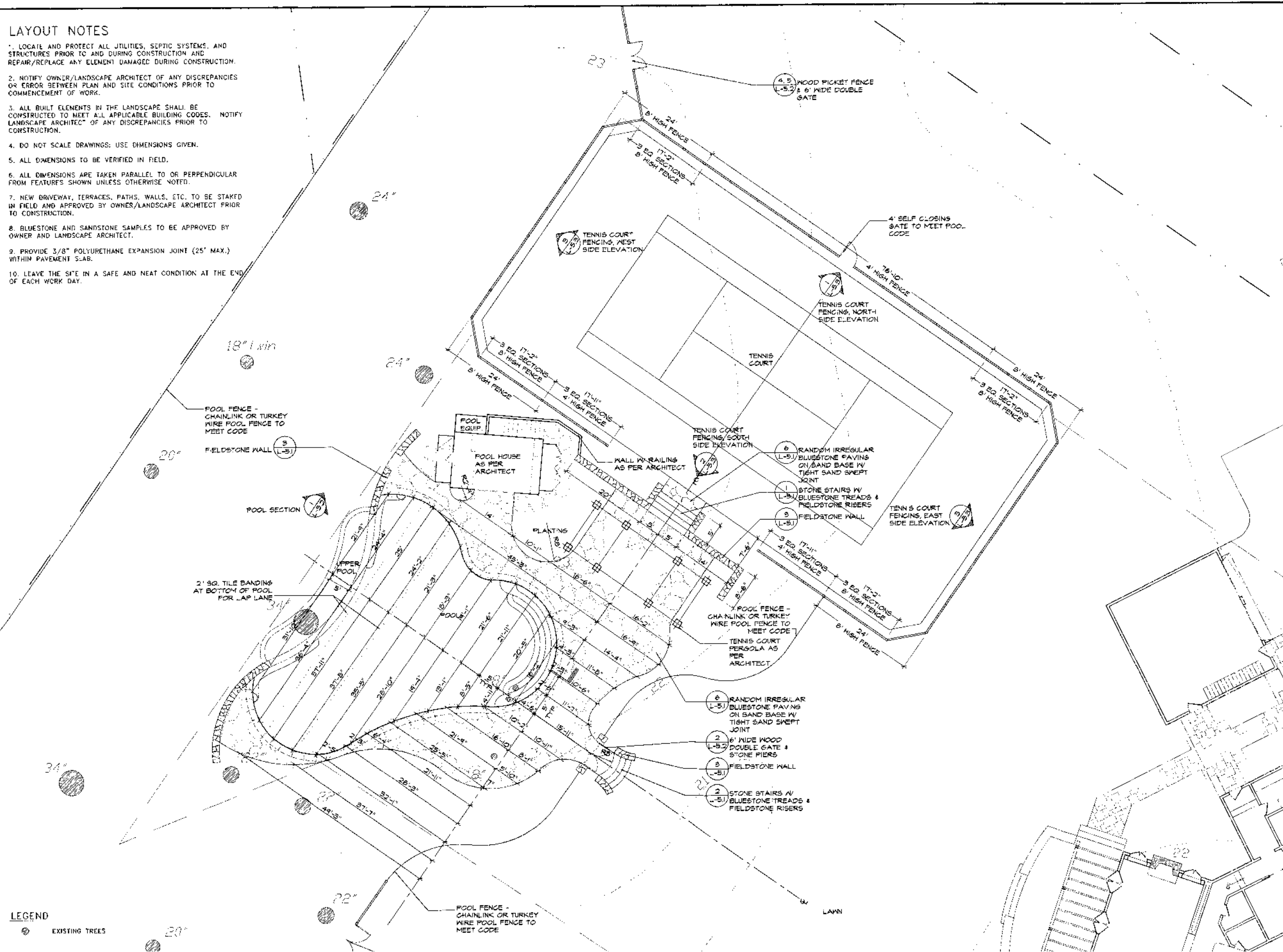
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MEISTER RESIDENCE

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