

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 Bluestone 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.

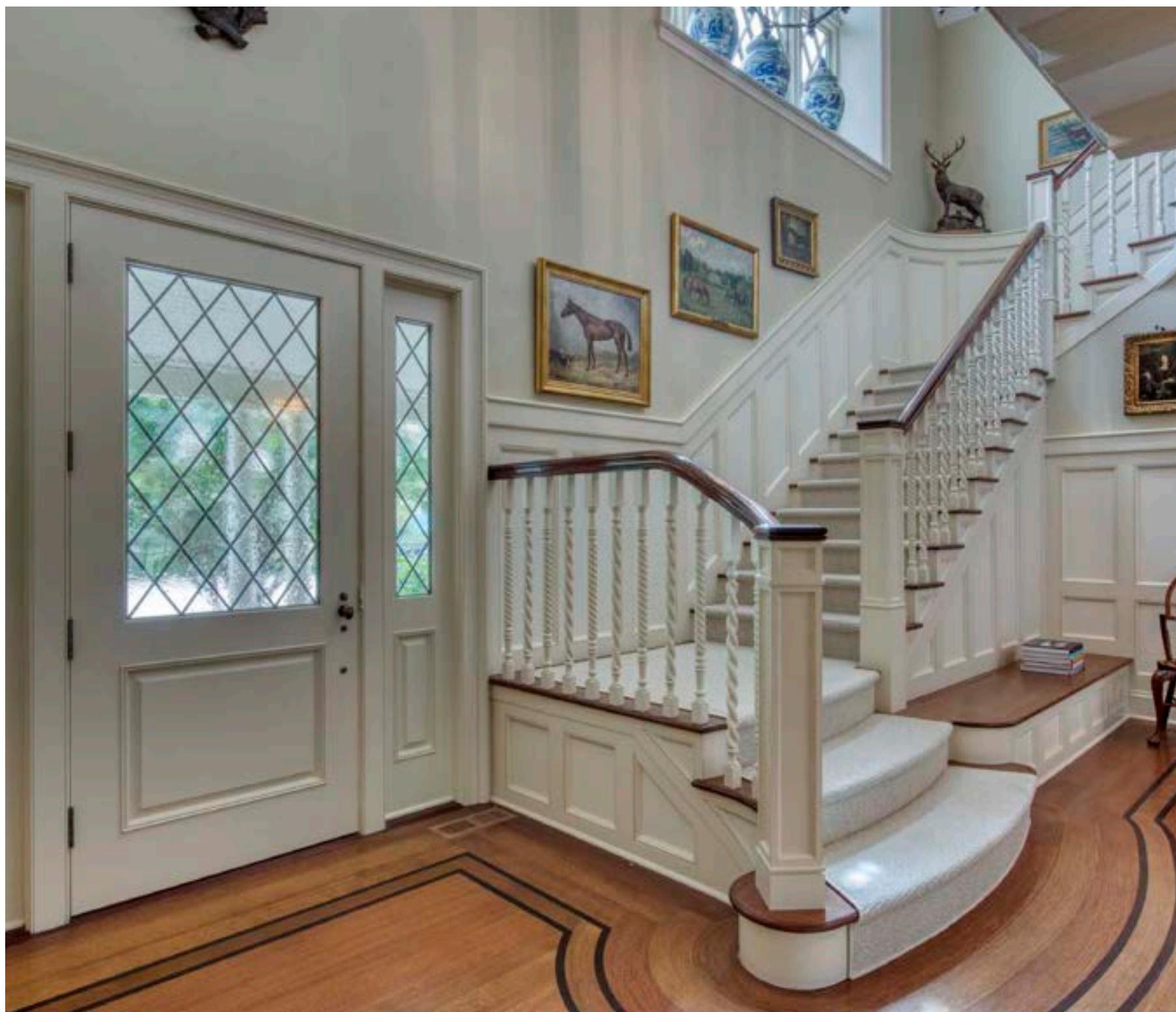




















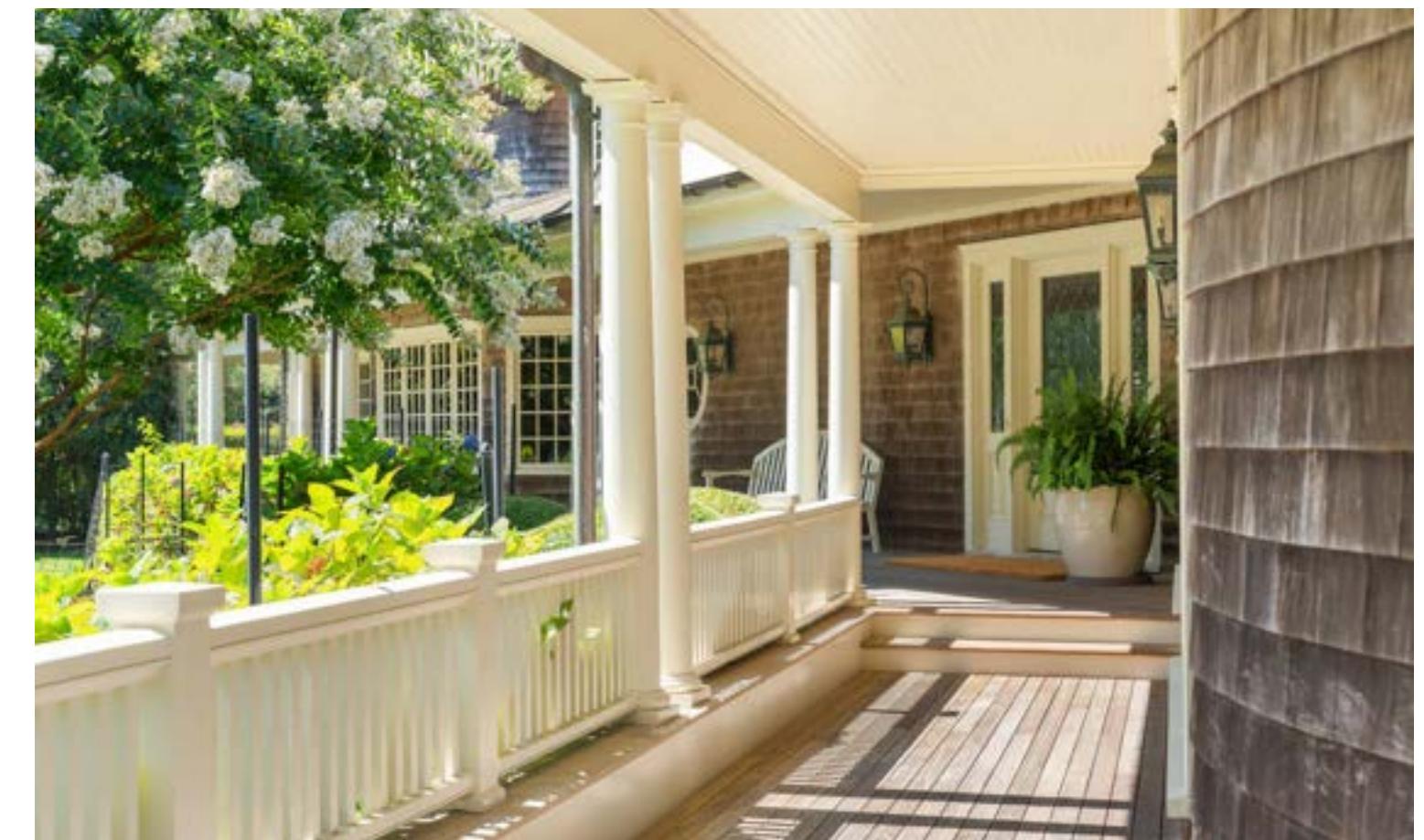




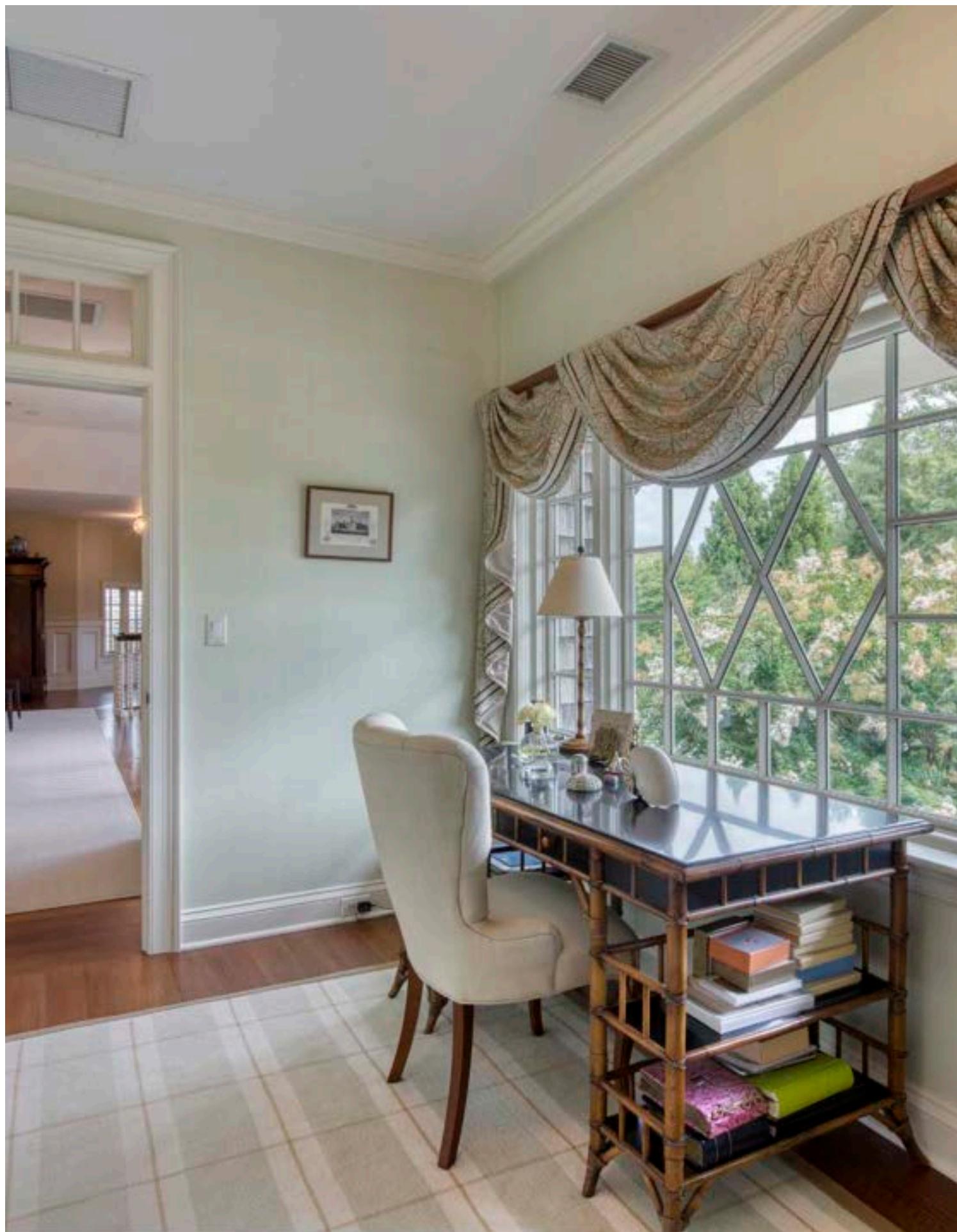




















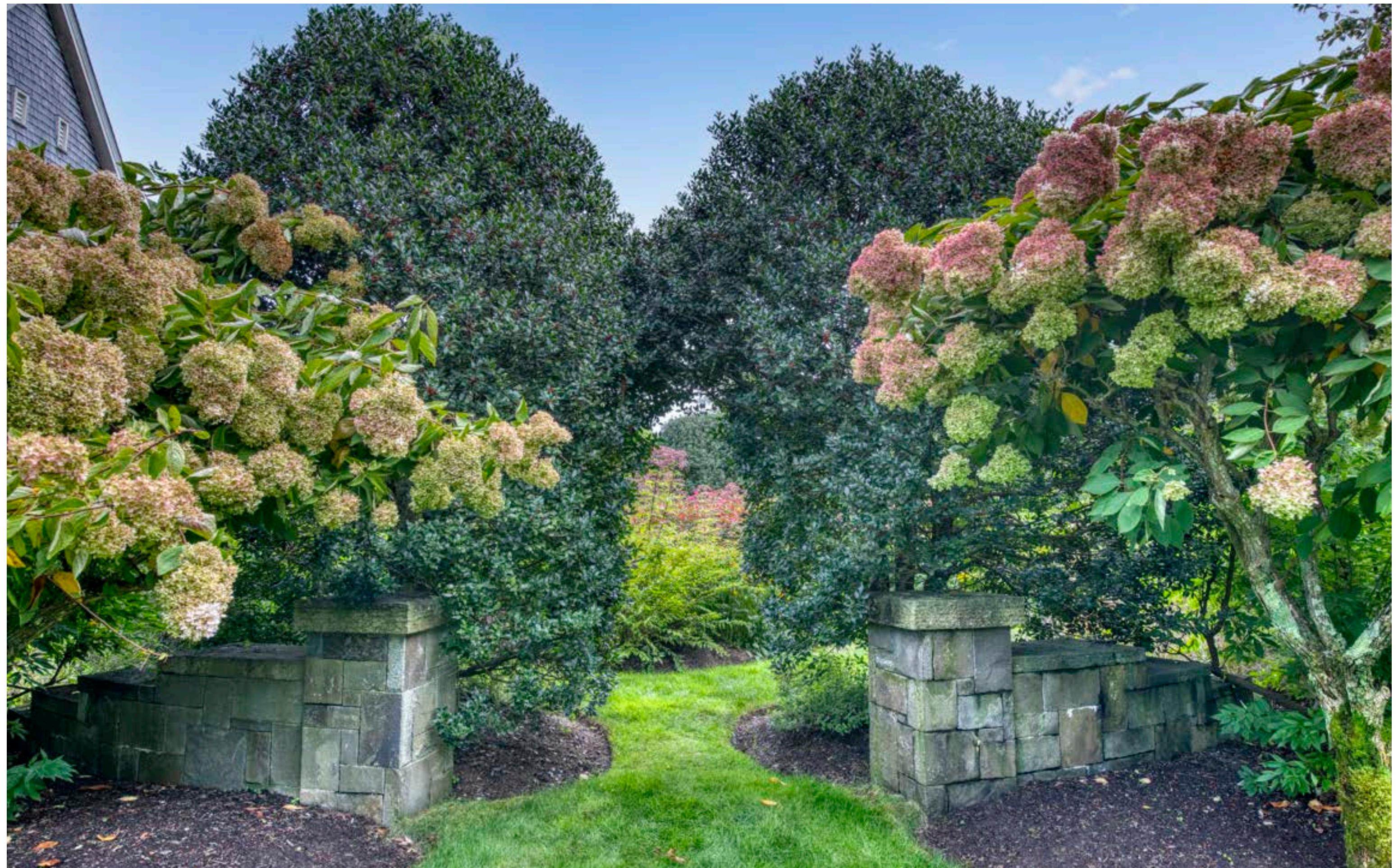
















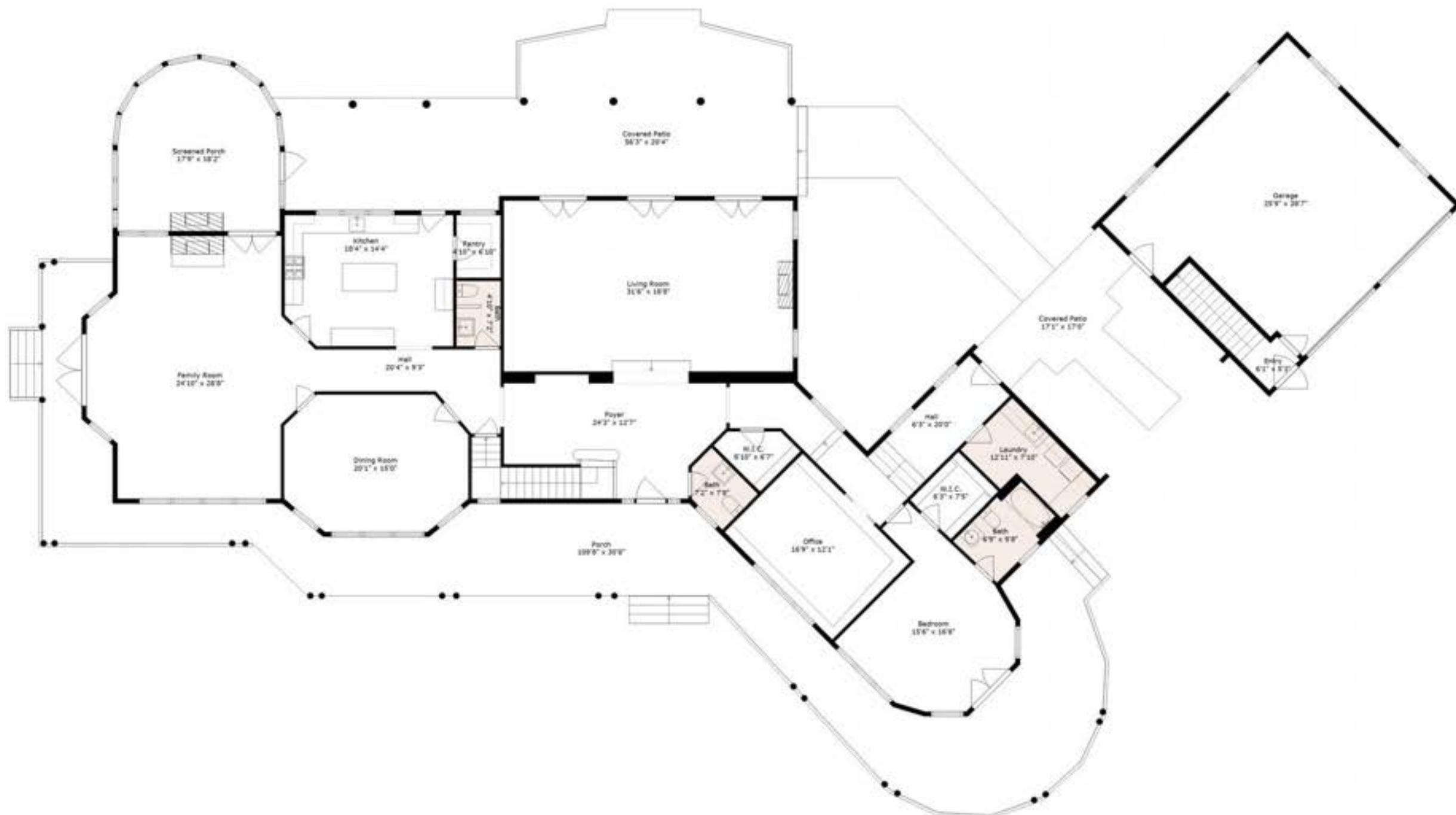








FIRST FLOOR



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

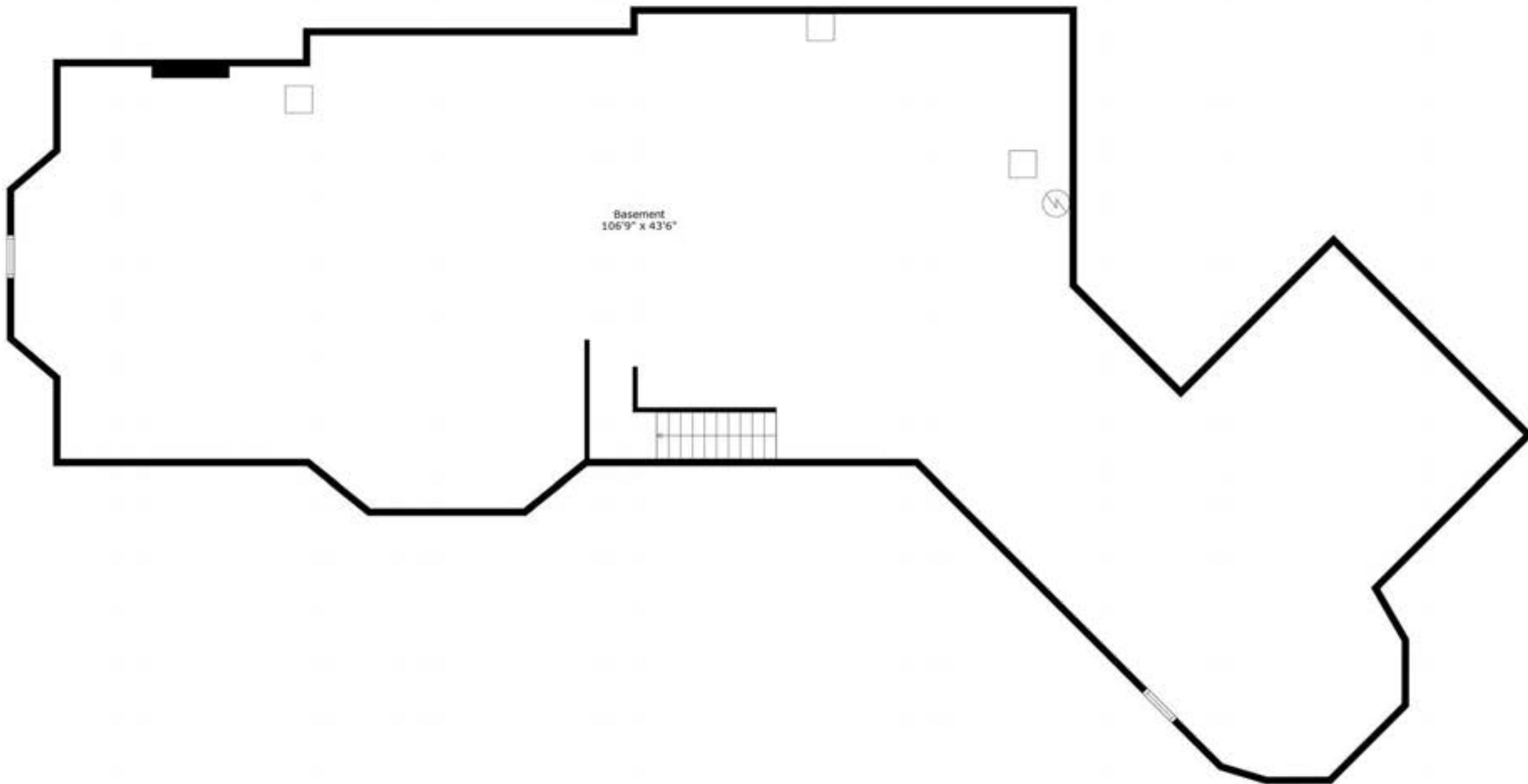


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LOWER LEVEL



TOTAL: 7,280 sq. ft.
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GARAGE: 840 sq. ft.
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OUTDOOR SPACES

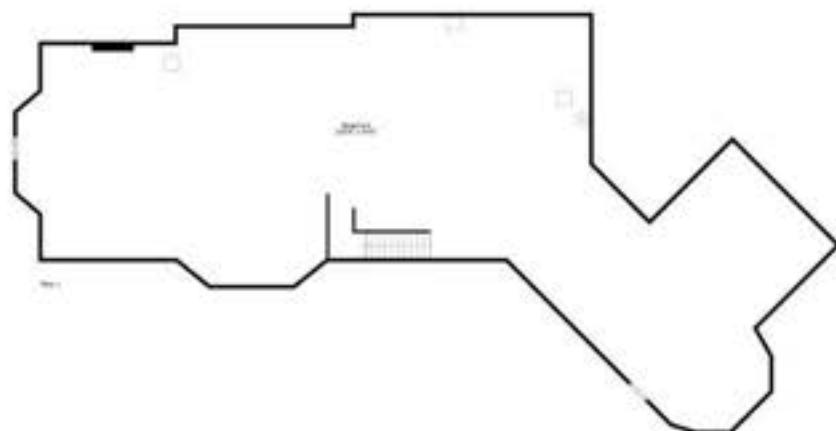


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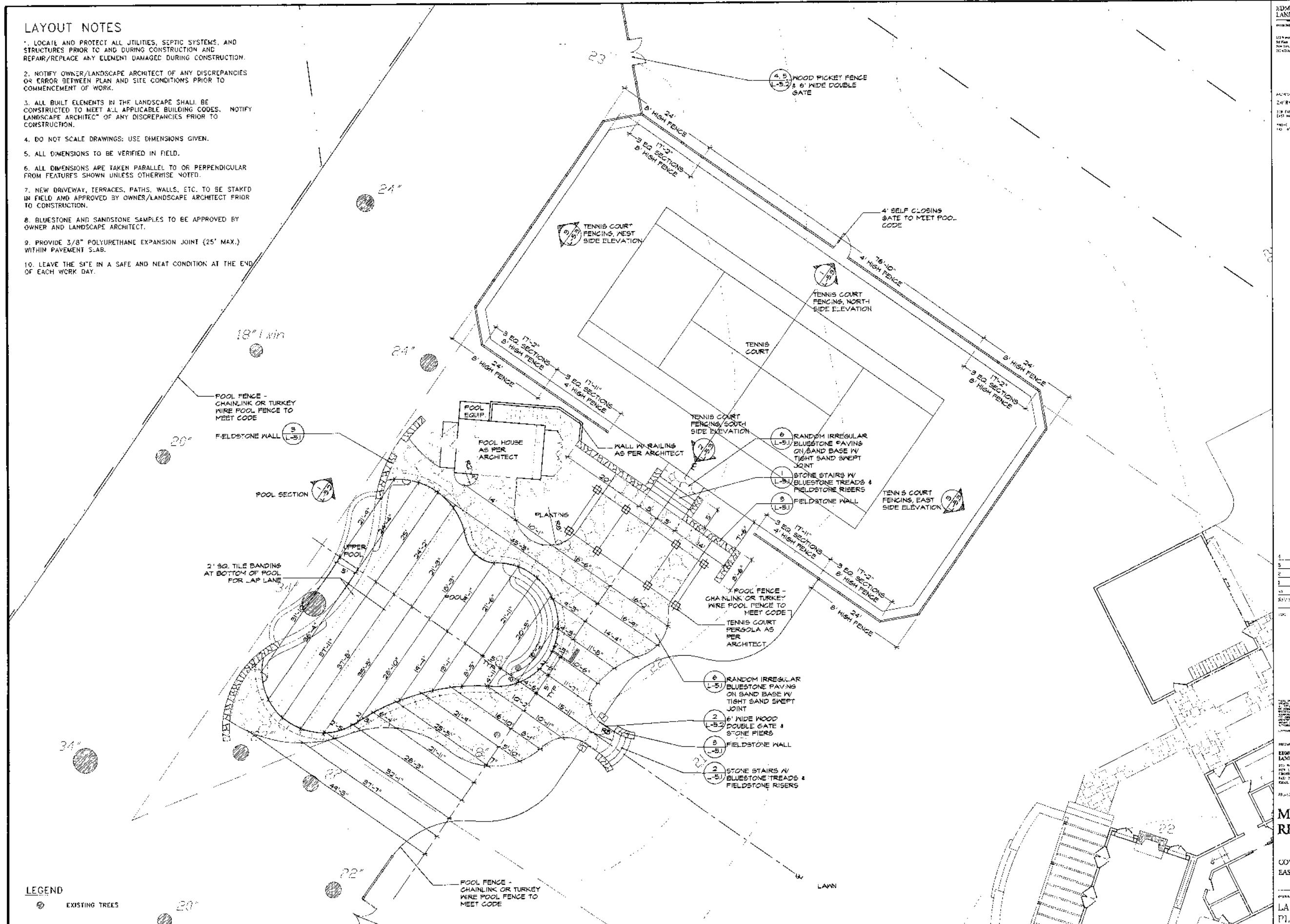
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LAYOUT NOTES

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.



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GENERAL REVISION 04/21/04
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ESTER RESIDENCE

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YOUT & DIMENSION



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