



65 MONTAUK HIGHWAY
AMAGANSETT



FEATURES & AMENITIES

65 MONTAUK HIGHWAY, AMAGANSETT, NY 11930

SCTM #: 0300-170.00-02.00-013.000

PROPERTY OVERVIEW

- 0.50± Acre Lot
- Moments to Amagansett Square Restaurants and Shopping
- Less than One Mile to Ocean Beaches
- 2± Miles to East Hampton Village Amenities

MAIN HOUSE SPECIFICATIONS

- Built New in 2018
- Renovated in 2025
- Wood Siding
- Asphalt Shingles Roof
- 6,000± sf of Finished Living Space
- 6 Bedrooms
- 5 Full and 1 Half Bathrooms
- En Suite Bathrooms Feature Radiant Heat
- 3 Central Air Conditioning Units
- Gas Heat
- Two Navien Boilers
- 6 Heating/Cooling Zones
- Generator
- Community Water
- Private Septic
- Taxes: \$12,723

FIRST LEVEL

- 3,000± sq. ft. First Level
- Grand Entry Foyer with Dual Coat Closets
- Office Nook
- Living Room with Gas Fireplace
- Chef’s Kitchen
 - » Large Center Island with Bar Seating
 - » Sub-Zero Refrigerator and Freezer Drawer
 - » Monogram Gas Stove
 - » Wolf Range
 - » Monogram Dishwasher
 - » Abundant Cabinetry
- Formal Dining Area
- Primary Suite
 - » En Suite Bathroom
 - » Large Walk-in Closet
- Powder Room
- Junior Primary Suite
 - » Dual Closets
 - » En Suite Bathroom
- Two Additional Guest Suites with Shared Bathroom
- 4 Heating/Cooling Zones

LOWER LEVEL

- 3,000± sf Lower Level
- Expansive Recreational Area
- Two Guest Bedrooms
- Two Full Bathrooms
- Laundry Room with Whirlpool Washer/Dryer
- Utility Room
- Ample Storage
- Potential to add a Full Wet Bar with Wine Storage
- 2 Heating/Cooling Zones

EXTERIOR FEATURES

- Heated Gunitite 40’ x 20’ Pool with Electric Pool Cover
- Cabana/Shed with Outdoor Shower
- Large Patio Area with Outdoor Grill and Al Fresco Dining
- Detached 2-Car Garage with Storage Space Above
- Fully Fenced Yard
- Ample Parking in Driveway
- Motorized Gated entry
- Lush Landscaping
- Sprinkler System
- Outdoor Lighting

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

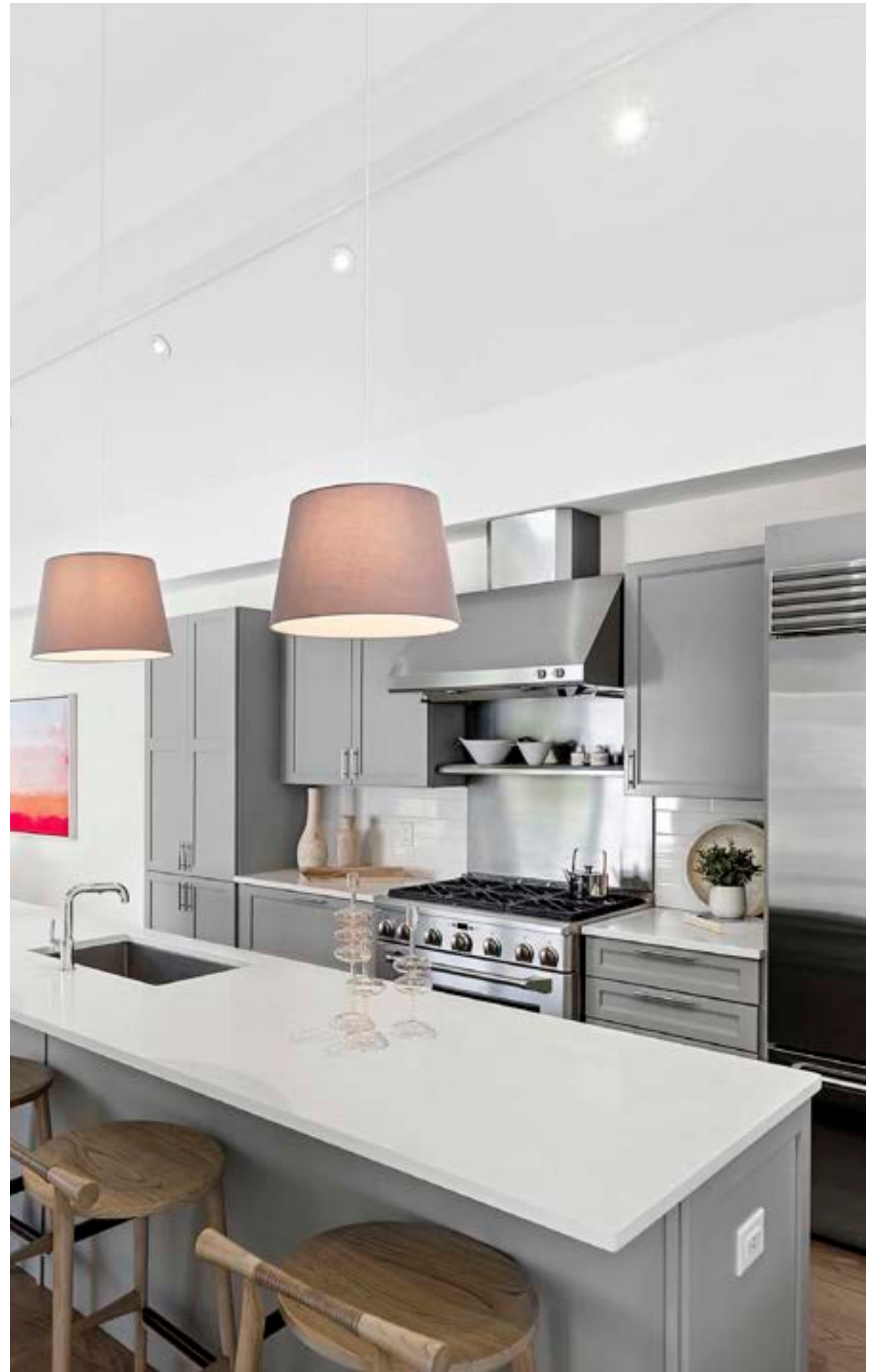
















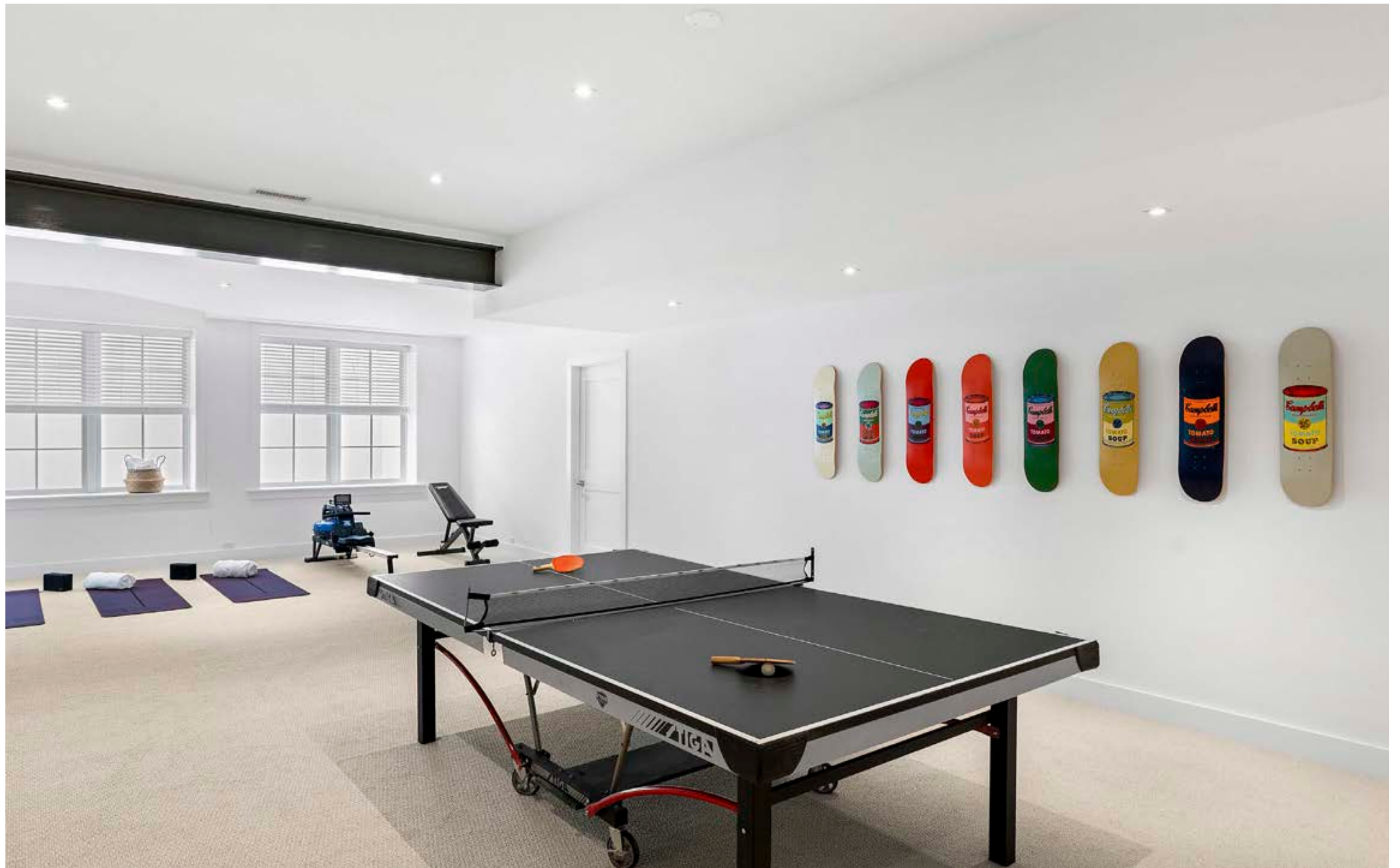




















FIRST LEVEL



FIRST FLOOR INT: 2,981 SQ FT
FIRST FLOOR OUT: 460 SQ FT
GARAGE: 576 SQ FT
POOL: 800 SQ FT
POOL HOUSE: 324 SQ FT



Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries .

LOWER LEVEL



LOWER LEVEL
CEILING HEIGHT: 9'9"



Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

SURVEY OF PROPERTY

Situate
AMAGANSETT
Town of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

AREA: 22.045 sq. ft.
or 0.5061 acres

SCTM No. 300-170-002-13
SCDHS Ref. No. R03-17-0025

532P84A



Certified only to:
Applied Imagination LLC

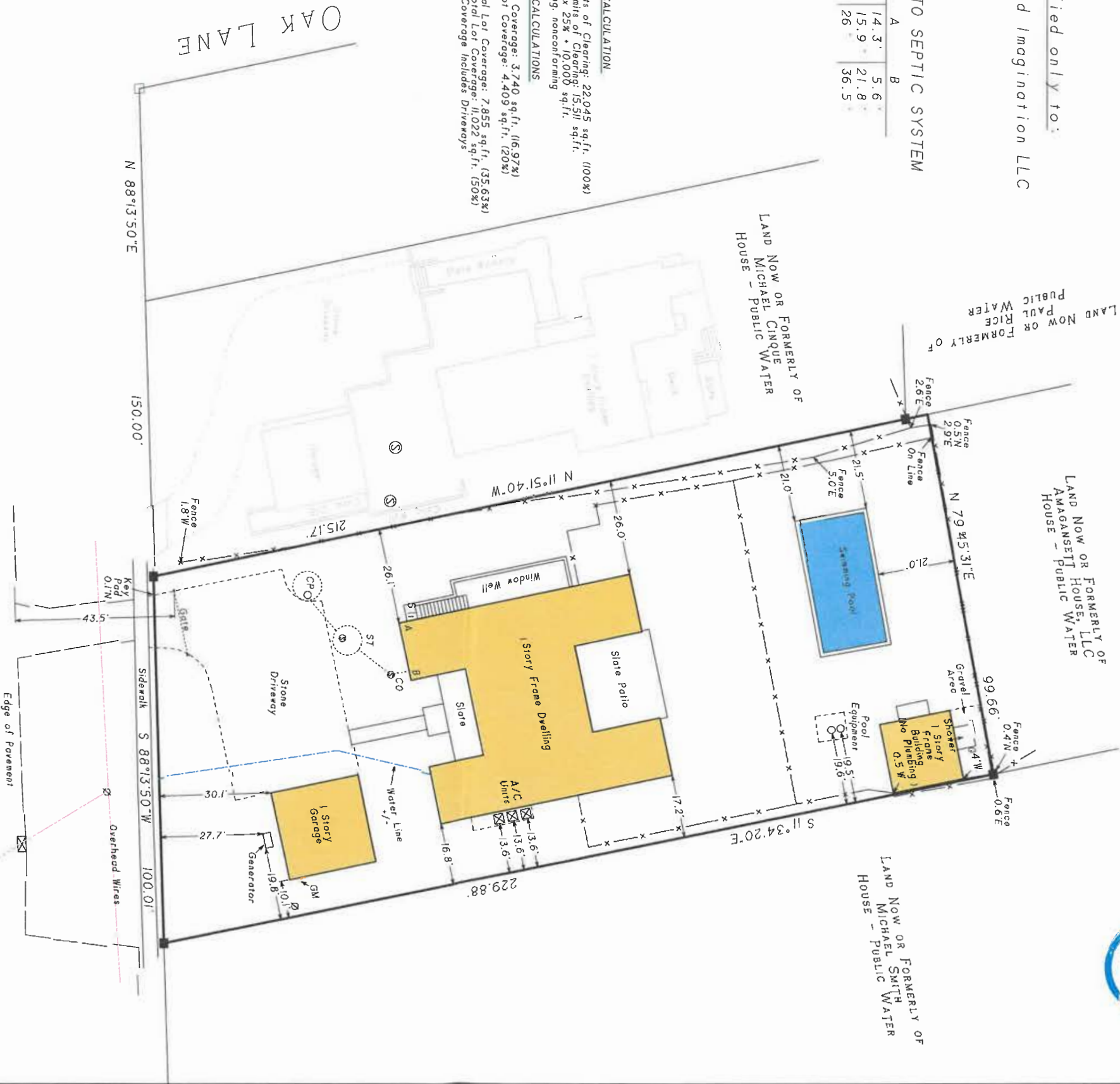
TIES TO SEPTIC SYSTEM		
A	B	
CO	14.3'	5.6'
ST	15.9'	21.8'
CP	26'	36.5'

CLEARING CALCULATION

Existing Limits of Clearing: 22,045 sq. ft. (100%)
Permitted Limits of Clearing: 15,511 sq. ft.
• Lot area x 25% = 10,000 sq. ft.
• Pre-Existing, nonconforming

COVERAGE CALCULATIONS

Existing Lot Coverage: 3,740 sq. ft. (16.97%)
Permitted Lot Coverage: 4,409 sq. ft. (20%)
Existing Total Lot Coverage: 7,855 sq. ft. (35.63%)
Permitted Total Lot Coverage: 11,022 sq. ft. (50%)
• Total Lot Coverage Includes Driveways



- indicates found marble monument.
- indicates found concrete monument.
- ▲ indicates set stake.
- indicates utility pole.
- ⊙ indicates concrete cover.

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.
- All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
- Elevations shown are based on approximate USC & GS datum (NAVD 1988).

Not a valid copy unless marked
with original land surveyor's
embossed seal & signature

August 23, 2024: Update
May 11, 2018: Final
October 26, 2017: Stake garage & pool house
August 3, 2017: Stake house & shed
March 3, 2017: Revise proposed site plan
February 2, 2017: Plot test hole
October 13, 2016: Proposed site plan

Surveyed: August 5, 2016
David L. Saskas
N.Y.S. Lic. No. 049960

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