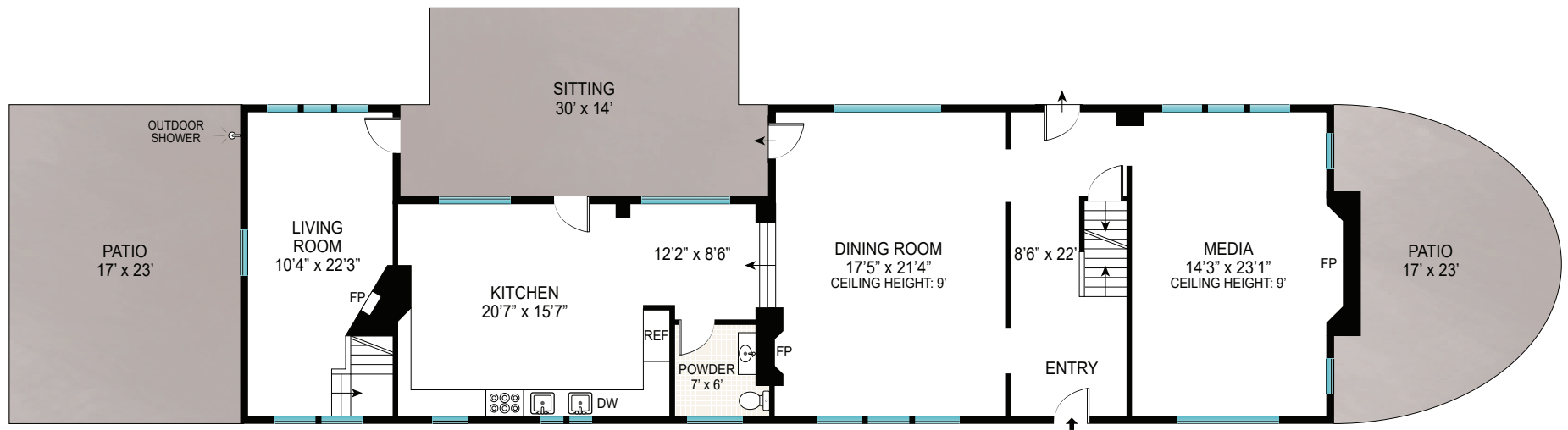


FIRST FLOOR INT: 1,575 SQFT	POOL: 525 SQFT
FIRST FLOOR OUT: 782 SQFT	POOL HOUSE: 186 SQFT
FIRST FLOOR COTTAGE: 342 SQFT	BASEMENT: 170 SQFT
SECOND FLOOR INT: 1,488 SQFT	TOTAL INT: 4,027 SQFT
SECOND FLOOR OUT: 432 SQFT	TOTAL OUT: 1,739 SQFT
SECOND FLOOR COTTAGE: 266 SQFT	TOTAL: 5,766 SQFT

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.



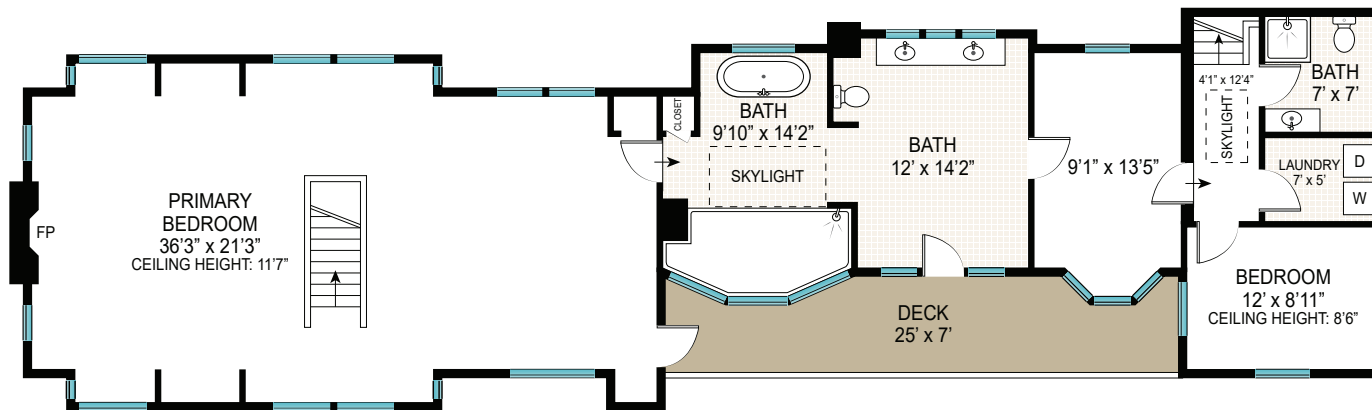
**FIRST FLOOR**  
CEILING HEIGHT: 9'

FIRST FLOOR INT: 1,575 SQFT  
FIRST FLOOR OUT: 782 SQFT

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.

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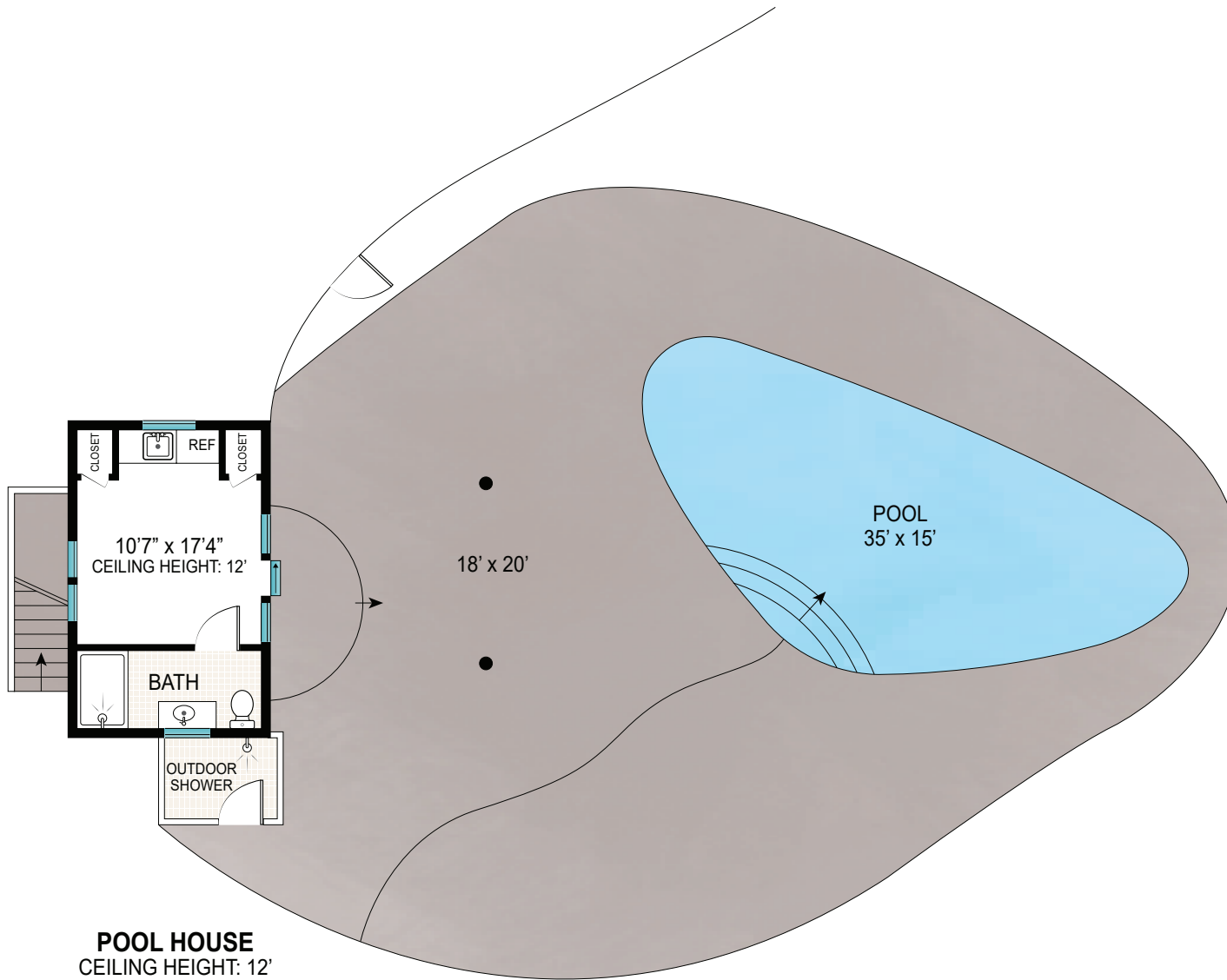




**SECOND FLOOR**  
CEILING HEIGHT: 11'7"

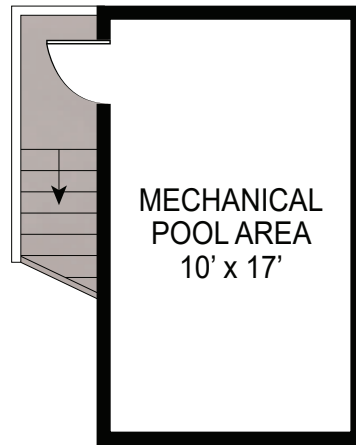
SECOND FLOOR INT: 1,488 SQFT  
SECOND FLOOR OUT: 432 SQFT

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.



POOL: 525 SQFT  
 POOL HOUSE: 186 SQFT

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.



**POOL HOUSE  
BASEMENT**  
CEILING HEIGHT: 12'

BASEMENT: 170 SQFT

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.



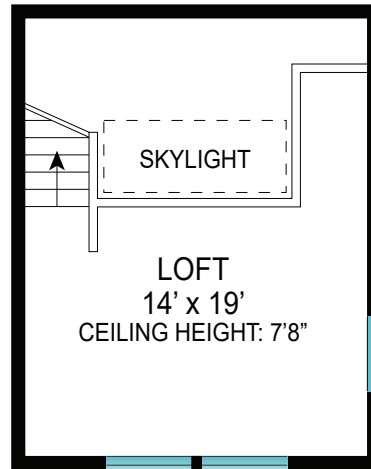
**COTTAGE  
FIRST FLOOR**

FIRST FLOOR COTTAGE: 342 SQFT

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.

408 Old Montauk Highway, Montauk





**COTTAGE  
SECOND FLOOR**

SECOND FLOOR COTTAGE: 266 SQFT

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.

408 Old Montauk Highway, Montauk

 Douglas Elliman