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3420 ROCKY POINT ROAD,  
EAST MARION, NY 11939

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## Features & Amenities

### Main House

- 1400 sq ft, new construction with 3 bedrooms and 2.5 baths
- 10' vaulted ceilings throughout
- Primary suite with walk-in closet and marble-tiled bath
- High-efficiency Bosch electric central air and heat system
- Wine fridge in kitchen and separate laundry room
- All new high-efficiency, WaterSense appliances
- Smart Alexa-ready lighting throughout

### Pool House

- 508 finished sq ft plus 353 sq ft of additional space (with permits)
- Large bathroom designed to allow shower addition (variance required)
- Separate hot water heater
- Mini split AC system

### Outdoor & Property

- Heated 14'x36' saltwater pool with in-pool sun deck and Hayward electric heater
- Outdoor kitchen with water
- Built-in enclosed shed and new paver patio with full drainage
- Smart Alexa-ready 10-zone sprinkler system
- New IA sewage system with capacity for additional bedrooms
- 2 new dry wells and new well tank