



1400 PECONIC BAY BLVD,
JAMESPORT, NY 11947

Features & Amenities

PROPERTY OVERVIEW

- 3 Bedroom 1 Bath Beach Cottage With 1 Car Attached Garage & Detached 3 Car Garage With Rec Room
- **Built:** 1926 - Effectuated Date = 1976
- **Taxes:** \$15,534
- **Property Size:** 0.54 Acres

INTERIOR FEATURES

- Freshly Painted Both Inside & Out
- **Flooring:**
 - All Wood Flooring Refinished
 - Ceramic Tile In Kitchen
 - Engineered Wood In Rec Room Above Garage
- **Fireplace:** 1 Wood Burning in Living Room
- **Basement/ Attic:**
 - 10x10 Basement
 - Access to Basement & Attic through Attached Garage
- **Baths = 1 Total**
 - 1 In Main House
 - 1 New Outdoor Shower
- **Kitchen Amenities:**
 - New Refrigerator & Stove
 - New Washer & Dryer In Attached Garage

PATIO/PORCH

- **Driveway Deck Patio:**
 - New Driveway W/RCA
- **New Rear Patio**
 - Stone Steps & Stone Planters Along 2 Tier Sand/Beach Area
- **Porch:** Screened Porch With Heat & Air

GARAGE

- 1 Car Attached Garage And New 3 Car Detached
- New Slop Sink & Water Spickets
- New Electrical Panel
- All New Lighting Inside & Out
- New Garage Doors & New Side Mounted Openers
- New Windows

LANDSCAPING & IRRIGATION

- **Sprinklers:** New Sprinklers In Front & Back Of House & Water Lines To Back
- **Landscaping:**
 - All New Along Driveway, Around Garage & House
 - Sod Installed In Front & Back
 - New Landscaping Walls (2) In Back With Planters

MECHANICAL & UTILITIES

- **Roof:** 10-12 Years Young
- **Heat:** New Heat Pump
- **Tank Abandonment:** Oil Tank Above Ground & Abandoned
- **Aircondition:** New - CAC - Electric
- **Electric:**
 - New Receptacles & Switches Installed
- **Water Source:** Riverhead Water District

SEPTIC

- 3 Years Old
- New 1,200 Septic System W/12,200 Gallon Tank & 3 Leach Fields (4 Bedrooms)

WATERFRONT FEATURES

- **Bulkhead:** - 50 Ft Bulkhead Approximately 7-8 Years Old
- **Views:**
 - Peconic Bay - Sunrise Shots Southampton To Left Hampton Bays To Right
- Water & Electric By Bulkhead

ADDITIONAL NOTES

- **Flood Zone:** - X
- Letter Of Non Jurisdiction - Home Not In Trustee Jurisdiction for Any Improvements To Home.