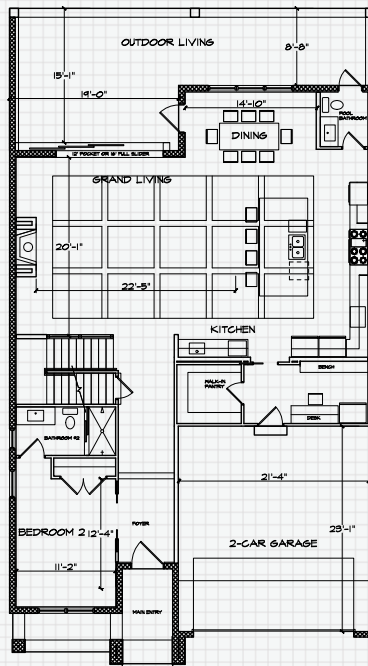


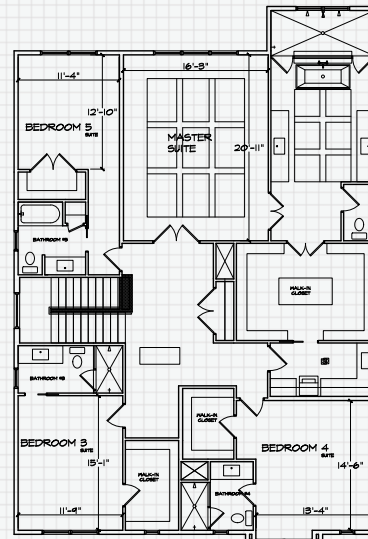
SAG HARBOR

Contemporary Coastal Living

You will be very impressed with the features and floorplan of this contemporary coastal style home. There are many wonderful things to love about this perfect family-living design. As you enter the home through the elegant entrance hall, you will find a flexible space that can either be used as a private study or a guest bedroom with full bath. Entering the Grand Living area, you will enjoy an inviting fireplace and outdoor views. The Gourmet Kitchen is separated by a generous island with seating for 4 and includes a huge pantry. The spacious dining area overlooks the outdoor living area and a pool/powder bath opens to the lanai as well. Upstairs, you will find 3 Bedrooms, each with their own Bath, a big Laundry Room, and a flexible space. Double doors lead to the fabulous Master Suite with an very large walk-in closet that also connects to the Laundry Room. This home offers privacy for everyone and plenty of room to spread out for studies, work or entertainment.



1st Floor



2nd Floor

- 5 Bedrooms, 5 1/2 Baths, and a 2-Car Garage, with 4,006 sq. ft of living area and 5,147 sq. ft under roof
- Professionally designed kitchen with Wolf 48" Dual Fuel Range Top, KitchenAid double ovens, JennAir panel-ready refrigeration & freezer, Undercounter wine storage
- Natural gas package with drops for 2 water heaters, cooktop, fireplace, and future pool/spa
- Generous \$78,000 allowance for Pool, Spa, Decking, Child Alarm and more.
- 7.5" plank Naturally Aged Medallion Playa oak wood flooring (except wet areas)
- 7" Crown molding in most areas – 8' doors throughout- Insulated Low-E Windows
- High efficiency 16 SEER Trane heat pumps for A/C- 2 units separating upstairs and down with programable Wi-Fi thermostats.
- Structured wiring with media ports in Grand Room, Game Room, Bedrooms, and Lanai.
- Security System w/3 keypads, Surround Sound prewire in Grand Living, Flex & Game Rooms