



TYNDAL POINT

THE HAMPTONS, NEW YORK



Envision a land encompassing 55 acres offering both sunrises and sunsets. Next, imagine a shoreline stretching 3,000 feet along some of the most inviting waterfront with soft, sandy beaches. Then, picture a compound of three separate waterfront residences and two carriage houses that watch ships come and go from its two deep water docks. Dream of the deeply dredged, private lagoon with additional docks for safe harbor during storms. Conjure up an expansive pond, beautiful orchards, indigenous wild life and miles of walking trails to enjoy. No, not the promo for some exotic vacation destination (or maybe it is). And not the location for the next Pirate movie (but it could be). Nor is it the secluded haunt of a mysterious mega mogul (at least not currently). What is it exactly? Simply put, it is the most beautiful waterfront property now available for sale in the Hamptons today. Located on the northern tip of a peninsula that looks at the pristine shorelines of Shelter Island, Sag Harbor and East Hampton's Northwest Harbor, Tyndal Point awaits.

And now, for the first time, Tyndal Point has received preliminary approvals to subdivide its 55 Acres into 6 lots which can be owned in pairs with final approvals expected well before years end. Each estate like 2-lot parcel will range from 17 to 20 acres allowing for a waterfront residence and an interior guest house. The northern most pair already has one deep water dock capable of accommodating large boats plus another next to the ferry. The southern most pair has approvals in place for a new dock to be constructed. Both the southern lots and the middle lots have access to the dredged lagoon with additional dockage. With the recent sale of 3 vacant acres nearby for \$12M isn't time to contact us right now for your private tour of these extraordinary lots.

Contact us for a private tour:

Gary DePersia

516.380.0538 gdp@corcoran.com

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