

By The Sea: Flying Point Road

1131 Flying Point Road, Water Mill



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Property Details / Amenities / Features

- Built in 1968 (2010 Renovation)
- South of the Highway
- Oceanfront
- 1 Story Beach Cottage
- Cedar Clap Exterior
- Knotty Pine Flooring Throughout
- 1 Acres
- 3 Bedrooms
- 3 Bathrooms
- 1 Fireplaces
- Gas Hot Air Heating
- Central Air Conditioning
- Town Water
- Alarm Installed (Bellringer)
- Prewired for Audio
- 200 - 250 Amp Electrical Service
- Room for Pool
- Private Driveway
- Attached 2-Car Garage
- Private Beach Walk and Deck

First Floor

- Open Living Room with Wood-Burning Fireplace
- Dining Area with Wet Bar
- Contemporary Eat-in Kitchen w/:
 - Stainless Steel Appliances
 - Ceasarstone Counters
 - GE Professional Gas Oven
 - Microwave
 - Dishwasher
- Master Bedroom with:
 - Built-in Closets
- Master Bathroom with:
 - His/Hers Sinks
 - Water Closet
 - Stall Shower
- Ensuite Guest Bedroom
- Guest Bedroom with Separate Full Bathroom
- Laundry in Hallway with Slide-by-Side Top Loaders

Lower Level

- 2-Car Garage
- Mechanical Closet
- Access To Crawl Spaces
- Sauna



Front Exterior



Double Height Entry Foyer with Custom-Milled Raised Paneled Walls

BY THE SEA: FLYING POINT ROAD

Water Mill. You've always talked about that great oceanfront beach house you'd buy near Southampton, perhaps on Flying Point Road, near enough to the village but far from the crowds. Having your own board walk to the beach with one of those rare dune top wooden platforms would be fantastic too. Hopefully the views would also include blazing sunsets across Mecox Bay to complement the daily sunrises over the Atlantic. And it would be nice too if you could just plop your furniture in without having to do any renovations or buy the designer offerings that are already there. Don't you just love how it enhances the crisp interiors and the newly refinished light pine floors? Certainly you imagine the languorous lunches and intimate moonlit dinners you'll enjoy, all prepared in the new state of the art kitchen. And naturally you would expect room for expansion down the road with perhaps that coveted pool. You say you already own a big estate off the water with pool and tennis? Well wouldn't this serve as a great beach bungalow during the day and a perfect guest house for the overflow at night? Imagine the bonfires on the beach with food being prepared right inside. There's only one catch....you'll have to hurry as there aren't any other 3 bedroom beach houses, done to perfection, at this price hanging around at the moment. In fact, maybe you should call today.

Exclusive. WEB# 23614



Open Living Spaces



Living Room with Fireplace



Kitchen



Dining Area



Master Bedroom



Master Bathroom



Guest Bedroom



Guest Bedroom



Guest Bathroom



Rear Deck



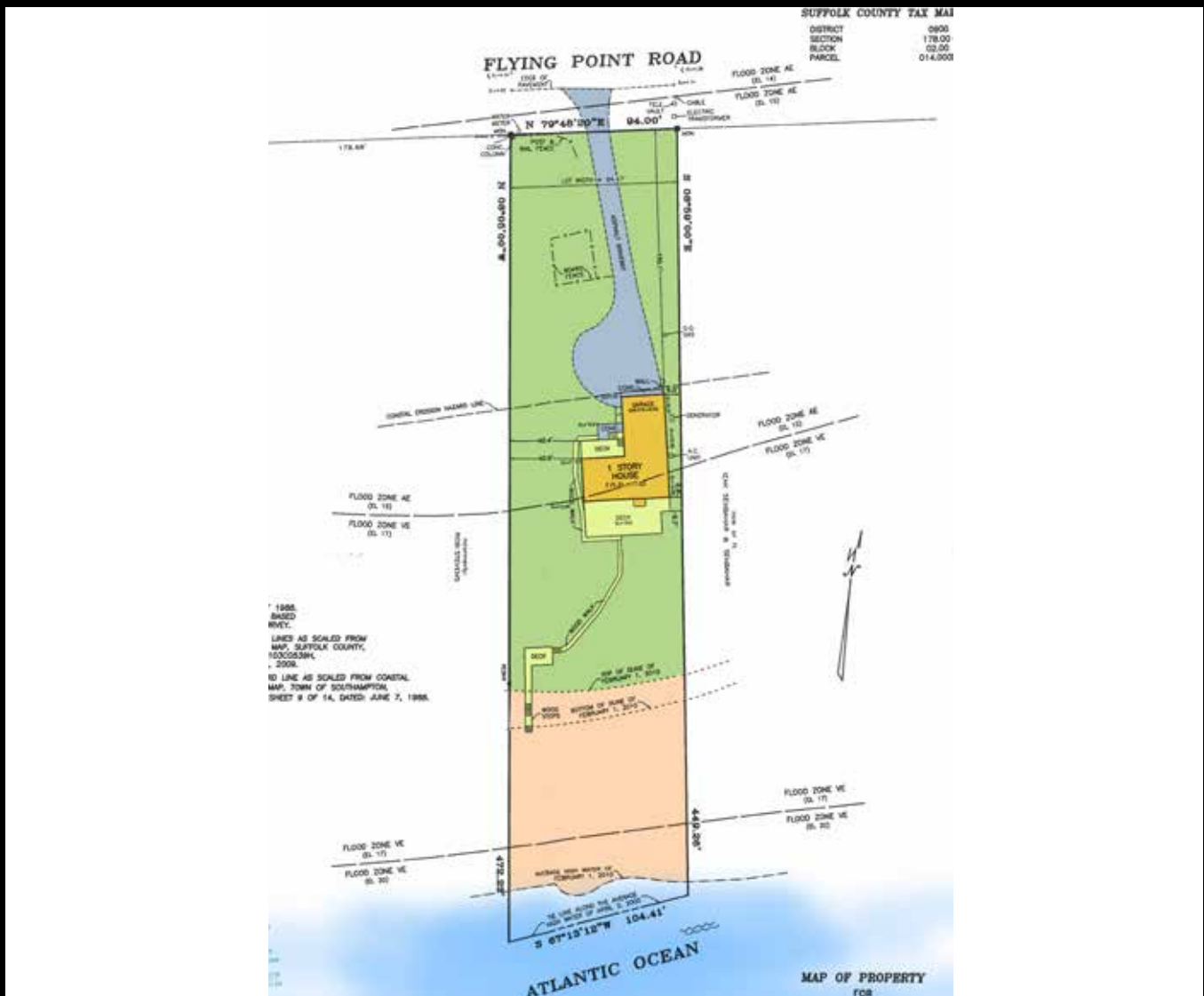
Private Ocean Beach Access



Rear Exterior from Boardwalk



1.03 Acres on Ocean



Price Upon Request

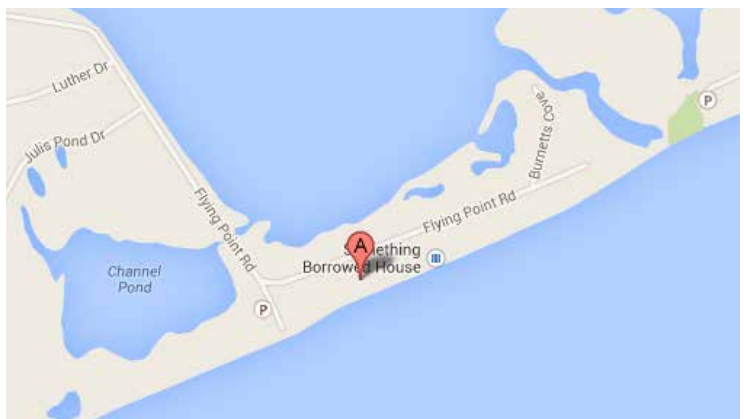
1131 Flying Point Road
Water Mill

1.03 acres / 2,000 SF+/-
3 bedrooms / 3 bathrooms

Tax Map: 0900-178.00-02.00-014.000

Yearly Taxes: \$27,650.56

For more pictures, video and info visit:
myhamptonhomes.com/23614
Corcoran WEB# 23614



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