

Inspired Waterfront Oasis on Three Mile Harbor

60-62 Squaw Road, East Hampton



Gary R. DePersia

Licensed Associate Real Estate Broker

m: 516.380.0538 | gdp@corcoran.com | myhamptonhomes.com

Danielle Wilson

Licensed Real Estate Salesperson

m: 631.377.6682 | dwilson@corcoran.com

corcoran

corcoran group real estate

Property Details / Amenities / Features

- Traditional
- 2 Stories
- 155' Of Waterfront Along Three Mile Harbor
- .51 Acres
- Built in 1990 (Renovated Building Addition in 1994)
- Located in The Duck Creek Association
- 3,600 SF+/-
- Cedar Shingle Exterior
- 6" Pine Flooring Through Out
- 5 Bedrooms
- 4.5 Bathrooms
- 1 Gas Fireplace
- Gas Hot Water Heat (3+/- Zones)
- Audio Package
- 200-250 Amp Electrical Service
- Partial House LP Generator
- Well Water with Filter Installed
- 10+/- Zone Irrigation System
- Alarm Installed (Peconic Security)
- Central Vacuum
- 14'x35' Heated Vinyl Trapezoidal Shaped Lap Pool 4' Deep All Around
- Decking Made Of Azeck Composite Materials
- Heated Attached 1-Car Garage
- Private Illuminated Driveway

First Floor

- Entry into Open Great Room with:
 - French Doors (x4) Looking Out Over The Harbor
 - Gas Fireplace with White Marble Surround
- Den/Dining Area
- Eat-in Kitchen with:
 - Bar Area
 - White Painted Cabinets
 - White Carrera Marble Counter Tops
 - All Stainless Steel Appliances
 - 36" LG French Door Refrigerator
 - LG Dishwasher
 - 36" "DCS" Gas Range w/ Oven
- Downstairs Den/Bedroom Suite in Hall Past Kitchen
- Powder Room
- Pantry Closet
- Storage
- Office w/ Laundry Closet
- Guest Bedroom Suite
- Attached 1-Car Garage

Second Floor

- Master Bedroom with:
 - Sitting Room/Office
 - Terrace Access
- Guest Bedroom with Terrace Access
- Full Bathroom with Jacuzzi and Steam Shower
- 2 Large Closets



Rear Exterior



Sundrenched Sitting Room



Waterfront Property

INSPIRED WATERFRONT OASIS ON THREE MILE HARBOR

East Hampton. Overlooking the same water and bathed in the same light that inspired Pollack, Rothko and DeKooning, this 5 bedroom 3,500 SF+/- harbor front residence in the historic Springs is ready to mesmerize its next owner. Upon entry a commanding waterfront tableau will greet all from this prime west-facing location with over 150 feet of direct bayfront. An open floor plan that includes living room, dining area and kitchen maximizes the stunning water views while outdoor dining areas and multi-level waterside decking offer you a front row seat as boats set sail out to Gardiners Bay. Two en-suite guest bedrooms flank the first level, providing ample accommodations for fortunate guests. An office, powder room and heated garage complete the first floor. Upstairs the large master wing with separate sitting area and private balcony enjoy one of the most stunning sunsets in the Hamptons. Two additional bedrooms upstairs with shared bath and similar views complete the second floor. Outside the landscaped grounds shelter the heated pool and outdoor shower. Moor your boat right off your own sandy beach. With waterfront dining, marinas and quaint country stores just a short stroll away, you'll want to drop your anchor here to begin savoring all this waterfront oasis has to offer.

Exclusive. WEB# 46913



Kitchen



Living Room



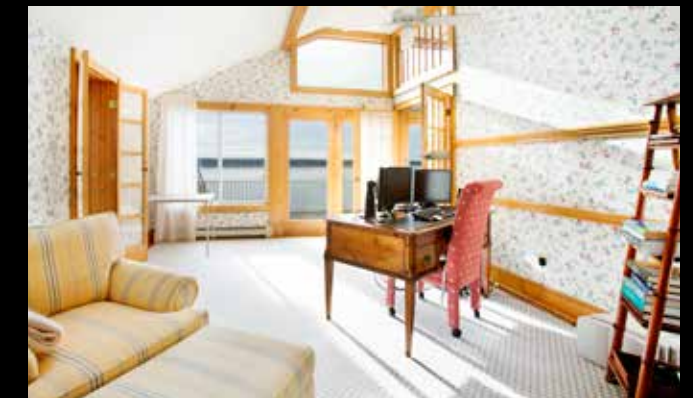
Den



Master Bedroom with Private Terrace



Master Bathroom



Master Office/Sitting Room



View From Master Terrace



Guest Bedroom



Guest Bedroom



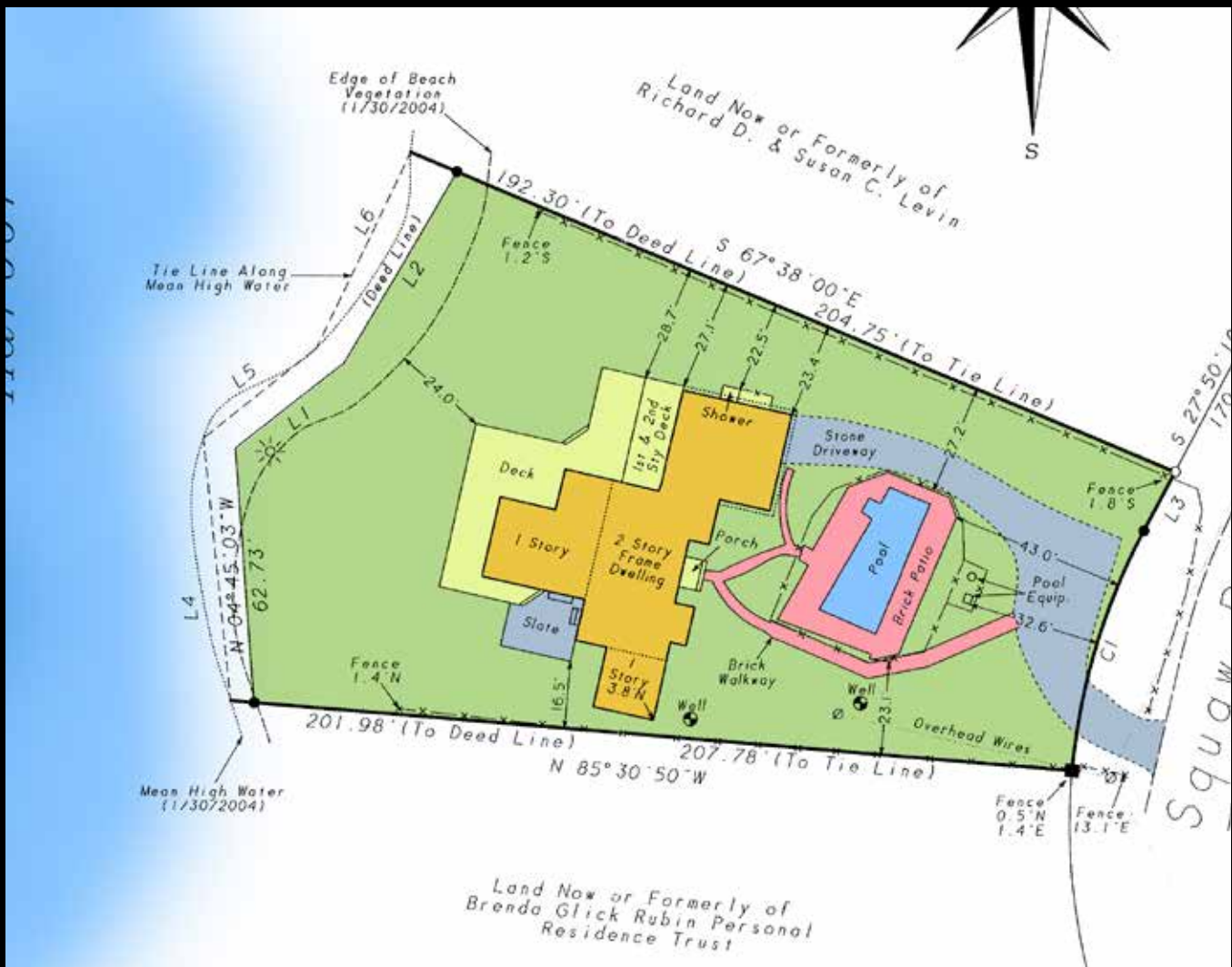
Guest Bathroom



Waterside Decking



155' of Waterfront Along Three Mile Harbor



\$3.25M

60-62 Squaw Road
East Hampton

.51 acres / 3,600 SF +/-
5 bedrooms / 4.5 bathrooms

Tax Map: 0300-075.00-01.00-009.000

Yearly Taxes: \$19,991.94

For more pictures, video and info visit:

myhamptonhomes.com/46913

Corcoran WEB# 46913



Real estate agents affiliated with The Corcoran Group are independent contractor sales associates and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer. 51 Main Street, East Hampton NY 11937

Gary R. DePersia

Licensed Associate Real Estate Broker

m: 516.380.0538 | gdp@corcoran.com | myhamptonhomes.com

Danielle Wilson

Licensed Real Estate Salesperson

m: 631.377.6682 | dwilson@corcoran.com

corcoran

corcoran group real estate