

Dreams of Village Living

47 The Circle, East Hampton



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Property Details / Amenities / Features

- Built in 2011
 - 2 Stories
 - .27 Acre
 - 4,800 SF+/-
 - 4 Bedrooms
 - 5 Bathrooms / 1 Half-Bath
- 2nd Level Loft
 - Finished Lower Level
 - Gas Hot Air Heat / Central Air
 - Town Water
 - Detached 2-Car Garage
 - Wood Shingle Exterior
- Alarm System
 - Nexus Indoor / Outdoor Sound System
 - Built by Farrell Building Company
 - Cedar Shingle Roof
 - Taxes: \$11,576 / Year

First Floor

- Entry Foyer
 - Formal Living Room with Fireplace
 - Den
 - Dining Room
 - Master Bedroom Suite w/ Walk-In Closet
 - Her Master Bathroom with Jacuzzi Tub
 - His Master Bathroom
- Eat-In Kitchen with:
 - Calcutta Gold Stone Countertops
 - Subzero Refrigerator / Freezer
 - Wolf Gas 6 Burner Gas Grill
 - Wolf Stacked Wall Ovens
 - Wolf Warming Drawer
 - 2 Bosch Dishwashers
 - Subzero Beverage Cooler (under sink)
 - Uline Wine Cooler
- 2 Car Garage
 - Laundry Room
 - Powder Room

Lower Level

- Recreational Room
 - Living Room
- 3 Ensuite Guest Bedrooms
- Laundry Room

DREAMS OF VILLAGE LIVING IN THE CENTER OF EAST HAMPTON

East Hampton. You’ve always dreamt about that stunning village house you’d buy walking distance to everything in East Hampton, perhaps even on the coveted Circle itself. Hopefully, the house would have been recently constructed for exacting owners by a great builder like Farrell Building Co with all the bells and whistles you would expect in new construction including a full house audio and central vacuum. Of course, you would want your home to be sitting behind a gated entry with mature landscaping shielding it from the neighboring properties. Wouldn’t it be nice too if you could just plop your furniture in without having to do any renovations? Certainly, you could imagine the languorous lunches and intimate moonlit dinners you’d enjoy either in the formal dining room al fresco or on your stone patios all prepared in the new state-of-the-art kitchen under a coffered ceiling that includes Wolf range, Sub-Zero refrigeration and center island with two-inch Calcutta stone countertops, second sink and additional refrigerator. Didn’t your wish list also include a dramatic sun-drenched great room under vaulted, paneled ceilings as well as separate den for quiet reflection? And naturally, it would be great if the master was conveniently located on the first floor with his and her bathrooms and double doors out to the stone patio while three additional bedrooms were found in the finished lower level, all with baths ensuite. Didn’t you mention the loft like second floor with ample room for another living room or entertaining areas? And how about that detached two car garage to hold all your toys? Well I just happen to have one if you are still in the market. But you better hurry as there aren’t any other 4-bedroom, 4,800 SF beautifully maintained homes sitting on The Circle at the moment. Yes, dreams can come true if you are quick enough to buy this sensational new offering. **WEB# 873527**





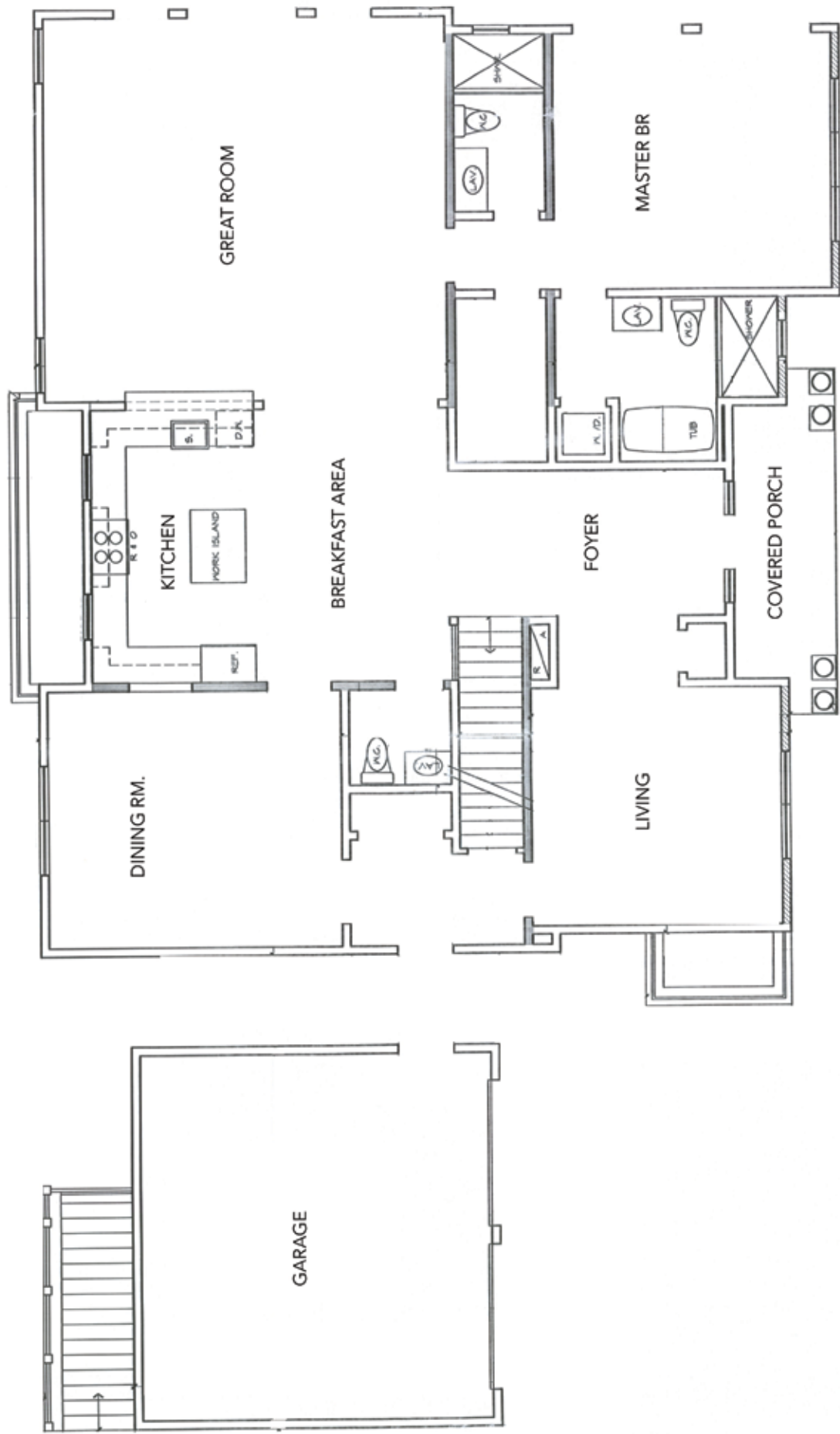




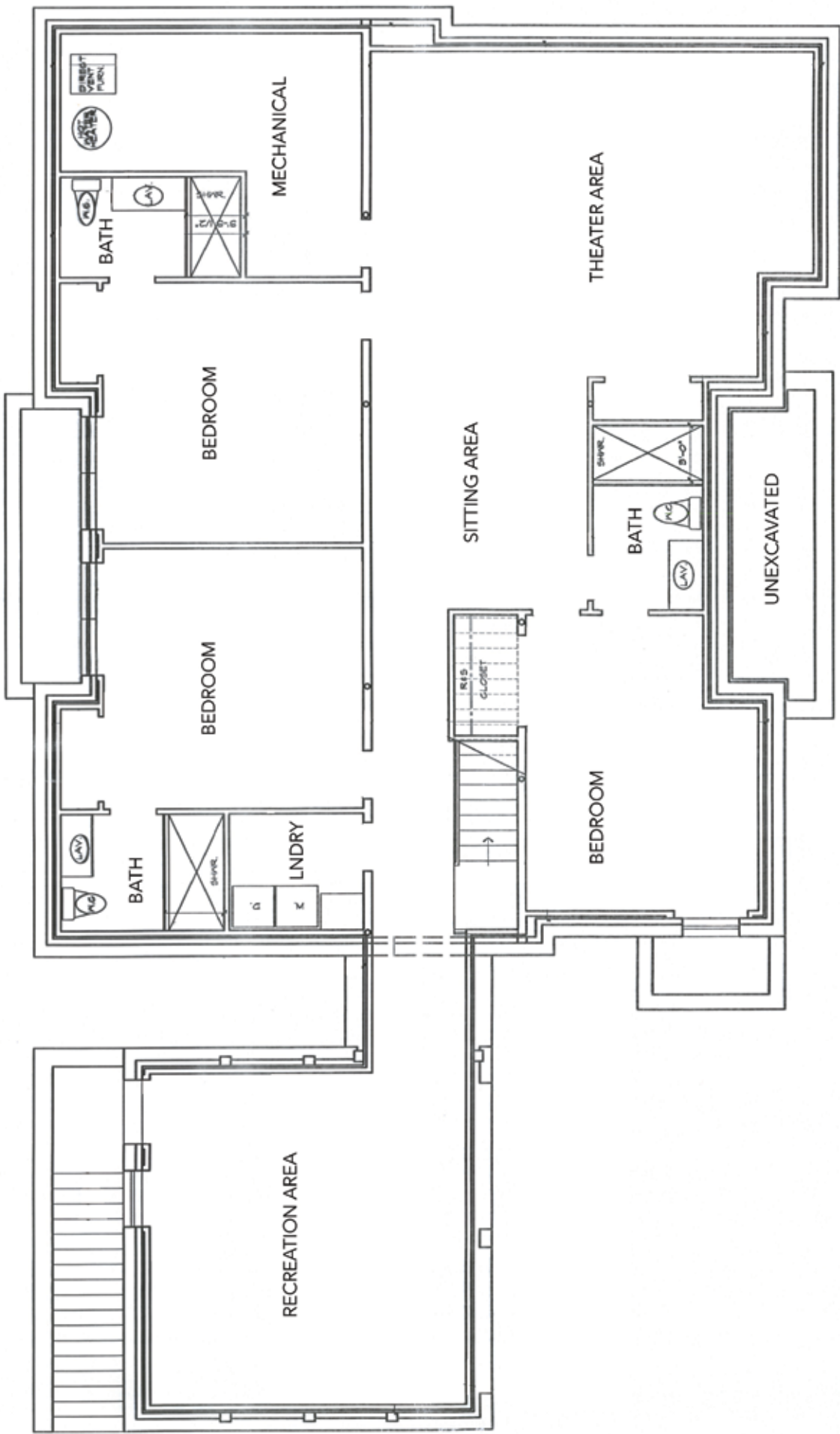


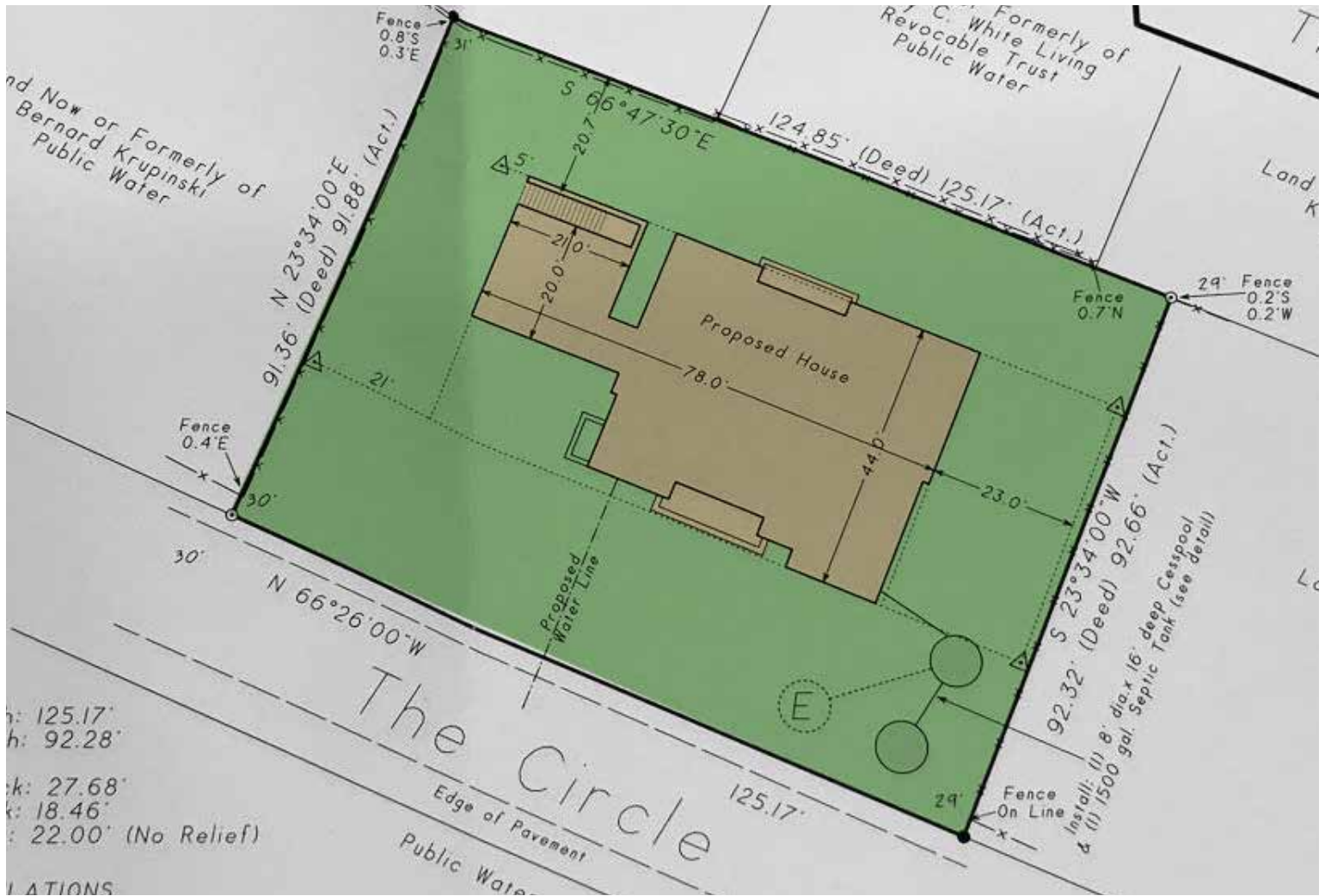


First Floor



Lower Level





Southampton to Montauk...Sagaponack to Shelter Island The Hamptons for Buyers, Sellers, Renters & Investors



\$3.85M

47 The Circle,
East Hampton

.27 acres / 4,800 SF+/-

4 bedrooms / 5 bathrooms / 1 half bathroom

Tax Map: 0301-003.00-05.00-025.000

Taxes: \$11,651 / Year

For more pictures, video and info visit:

myhamptonhomes.com/873527

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