

6 Acre North Fork Soundfront: Like You're on Vacation Everyday

3995 Private Road, East Marion



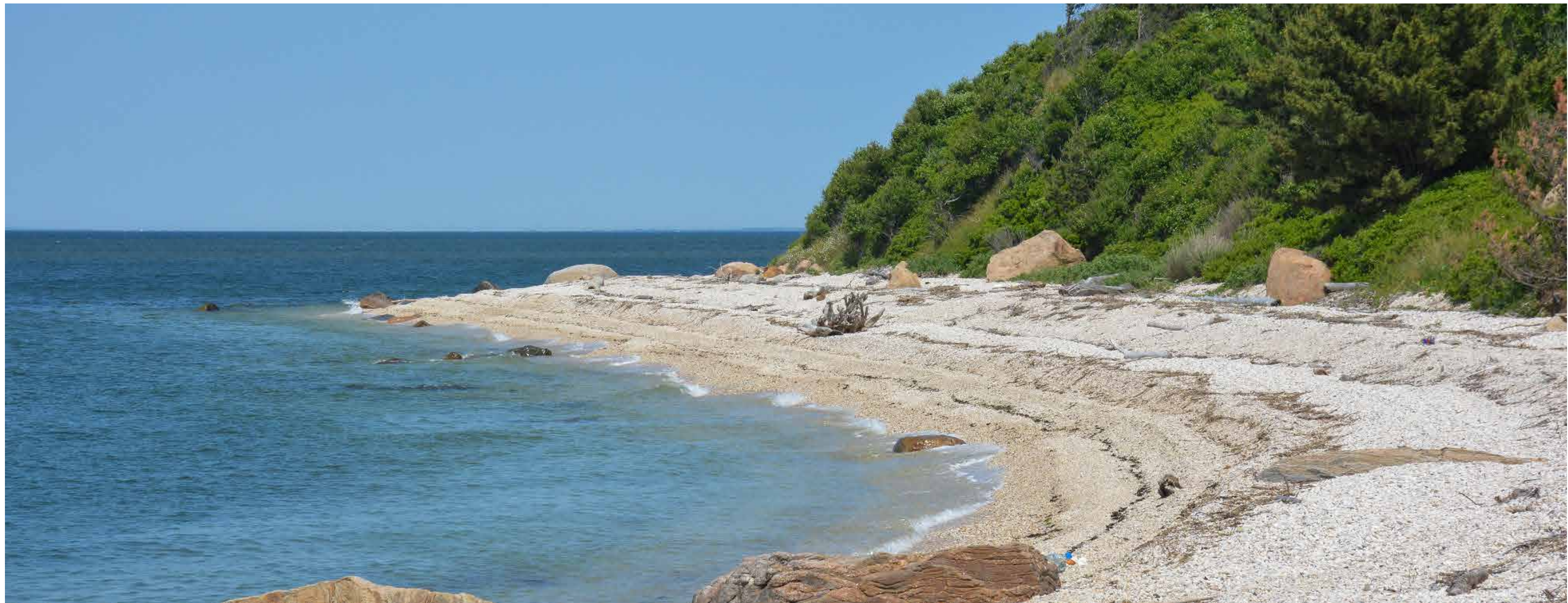
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6 ACRE NORTH FORK SOUNDFRONT: LIKE YOU'RE ON VACATION EVERYDAY

East Marion. You remember the feeling. You're on holiday on the coast of some Caribbean isle or on the cliff of a European town overlooking the Mediterranean. Each morning when your head leaves the pillow you know you are on vacation with broad expanses of water dotted with boats and vistas of other shores. Much closer to home, only 100 miles from Manhattan, you can recreate that feeling each and every day when you develop this very private, nearly 6 acre waterfront, meadow-like parcel spanning 175' along the North Fork's Long Island Sound. With a combination of existing and pending permits, a savvy buyer would save hundreds of thousands of dollars and months of waiting to begin construction of the significant house, waterside pool and tennis court that would inform this gorgeous property. A low, but stable bluff, provides easy access down a gentle pebbled path to the beach from where you'll enjoy an abundance of aquatic activities while conversation and laughter will resound around the inevitable nighttime beach fires. The property affords ample opportunity to create your own vineyard, apple orchard or a field of wildflowers through which your driveway will meander right to your front door. An ambitious buyer could buy the nearly identical contiguous 5.7 acre parcel creating an almost 12 acre compound which would provide 350' of total waterfront. Only a few miles from both the ferries of Greenport and Orient Point, this well positioned property provides easy access to everything that has made the North Fork the new sought after destination. At night, go into town for dinner at one of the waterfront restaurants overlooking Shelter Island or head to one of the many vineyards for a wine tasting. But on clear evenings, eat early as you might want to get back for some of the most beautiful sunsets anywhere, as the sun seems to disappear somewhere into the Sound leaving the horizon a purplish haze. Best of all, you won't need a passport, a pat down or a plane ticket. Just get in your car and head East. When you get there, you'll know...and remember.

WEB #888847









\$3.75M

3995 Private Road,
East Marion

5.72 acre

Tax Map: 1000-022.000-03.00-002.002

For more pictures, video and info visit:

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