

# Surf's Up In Amagansett : One Mile to Atlantic Ocean Beach

1 Cranberry Hole Road, Amagansett



Danielle Wilson

*Licensed Associate Real Estate Broker*

m: 631.377.6682 | [danielle.wilson@corcoran.com](mailto:danielle.wilson@corcoran.com)

*corcoran*

corcoran group real estate



### **SURF'S UP IN AMAGANSETT : ONE MILE TO ATLANTIC OCEAN BEACH**

**Amagansett.** Opportunity Knocks!! An enchanting surf cottage moments to the picturesque Atlantic Ocean beach in the popular hamlet of Amagansett can become the new reality for the savvy buyer quick enough to drop their anchor here. Set down a long private driveway this property has been created and designed for casual comfort and relaxed living. The home currently has three bedrooms, 4 bathrooms, an open-plan kitchen that overlooks the dining area and open-concept living room with beamed ceilings. A wood-burning fireplace warms the living area surrounded by French doors which all open onto the garden patios with multiple lounging areas perfect for outdoor dining. All three bedrooms have sliding doors for ease of access to the great outdoors. The lower level has laundry, hang out area and bathroom which can be used when coming in from the pool. Charming out-buildings; one is a large shed for all your beach toys while the other is a studio with electric that surrounds a heated, gunite, saltwater pool set amongst a lush lawn and landscaped yard. This house was created for serenity and relaxation and is special and unique but expansion is possible as this property has a brand new septic system in place so the new owner has the potential to expand the size of the house should they desire as the existing roofed coverage is currently at 2,139 square feet with 6,149 permissible. Only a mile to Amagansett Main Street shops and dining, 4 miles to East Hampton and 10 miles away to Montauk's desirable hamlet which makes this the optimal location to enjoy all of what makes the Hampton's a highly coveted destination. **WEB# 908640**

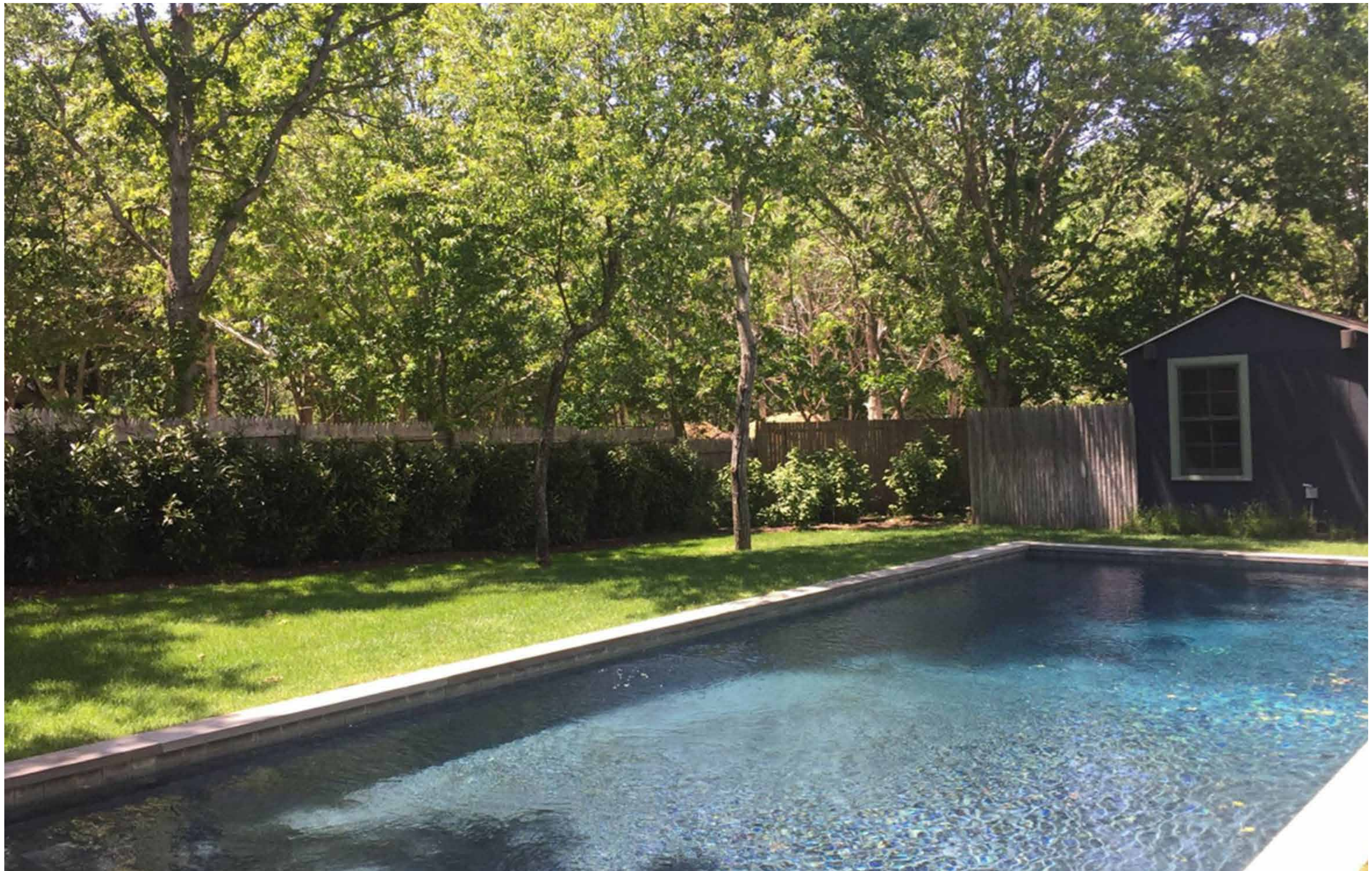




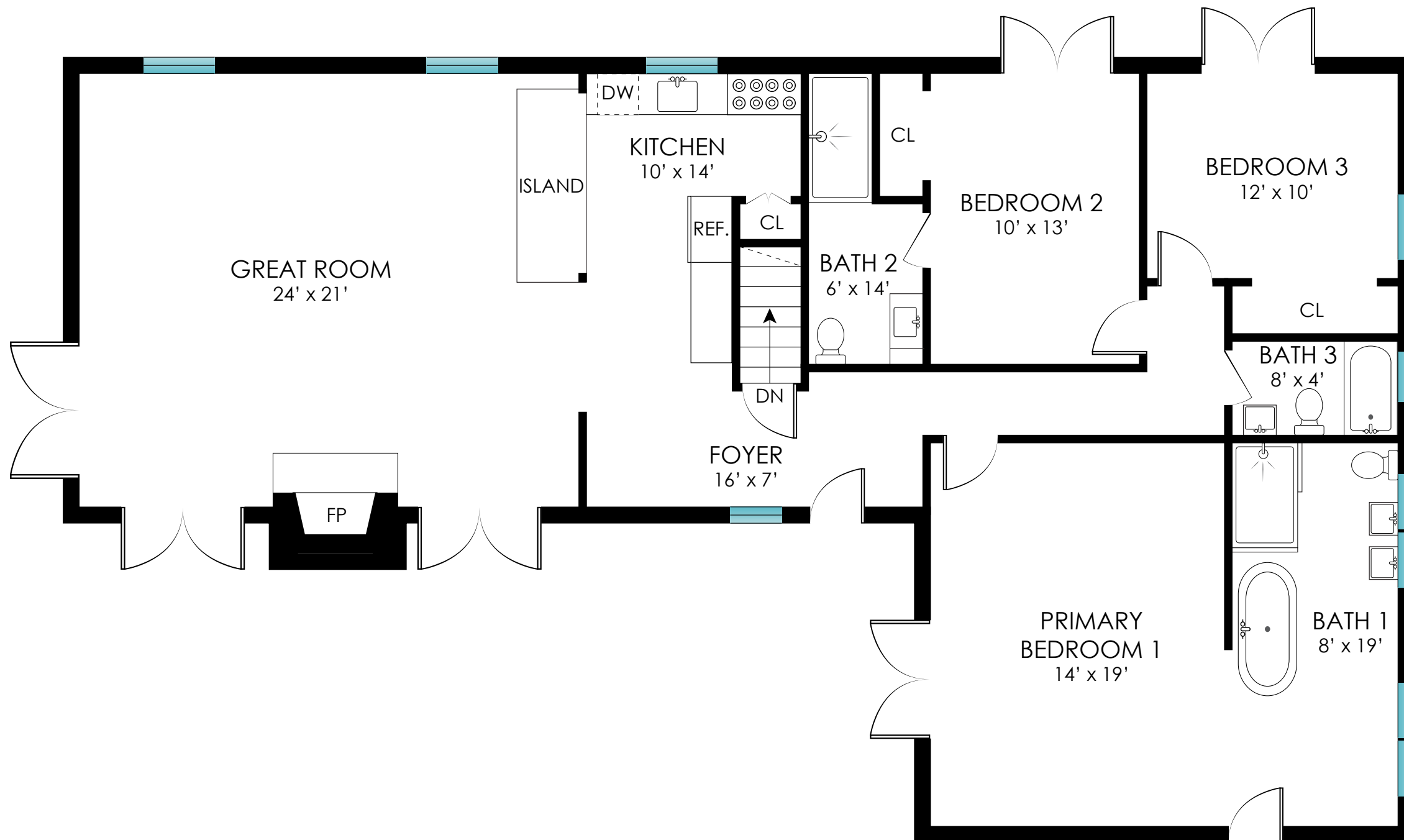




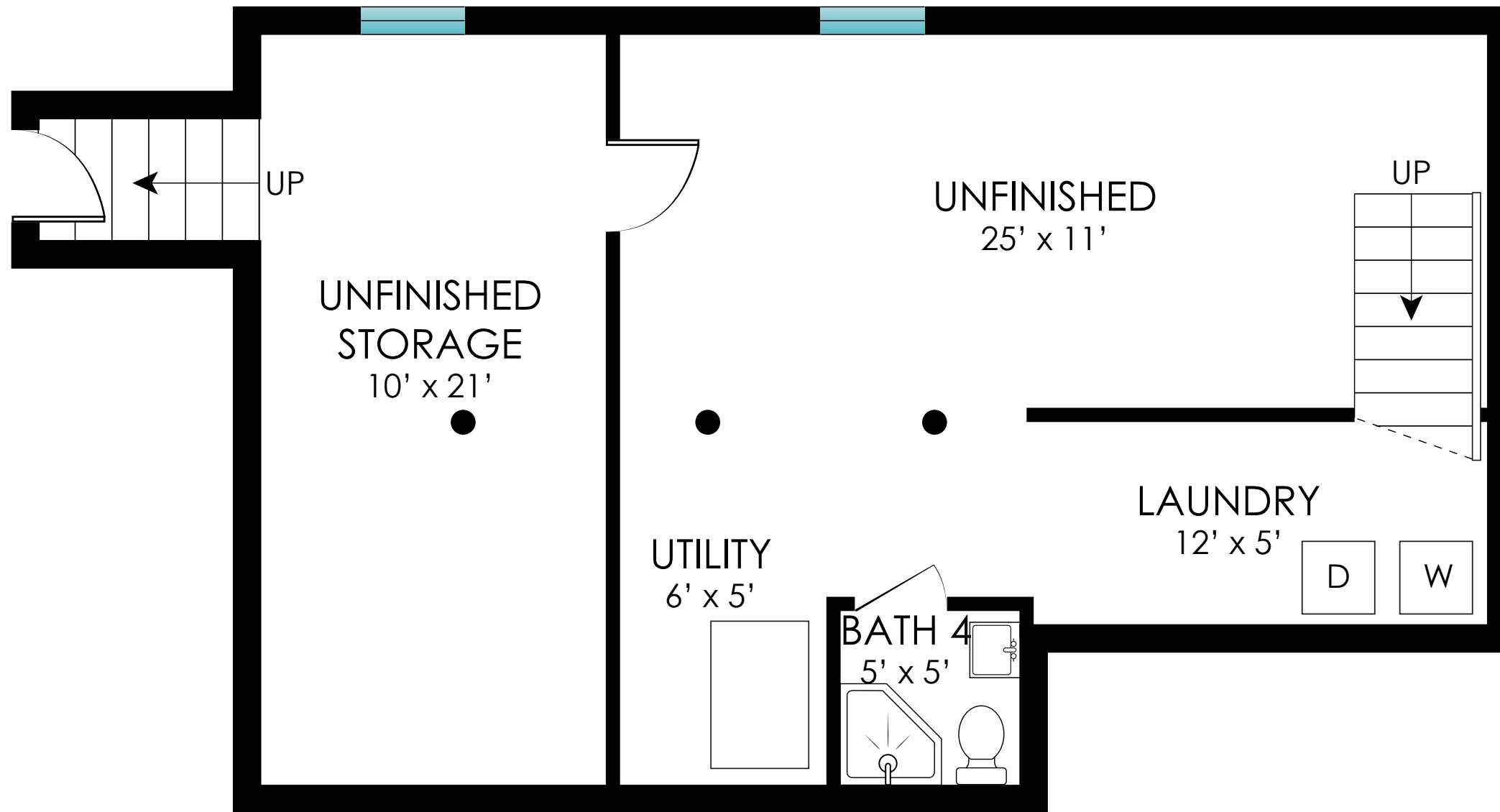








1ST FLOOR



LOWER LEVEL



**\$2.595M**

**1 Cranberry Hole Road**

**Amagansett**

**0.75 acres / 2100 SF+/-**

**5 bedrooms / 5 bathrooms**

**Tax Map: 0300-173.000-0001-021.000**

For more pictures, video and info visit:

[myhamptonhomes.com/908152](http://myhamptonhomes.com/908152)

Corcoran WEB# 908152

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