

# Sitting on the Dock of the Bay.... In Sag Harbor

76 Harbor Drive, Bay Point, Sag Harbor



**Gary DePersia**

*Licensed Associate Real Estate Broker*

m: 516.380.0538 | [gdp@corcoran.com](mailto:gdp@corcoran.com) | [myhamptonhomes.com](http://myhamptonhomes.com)

*corcoran*

corcoran group real estate



### SITTING ON THE DOCK OF THE BAY....IN SAG HARBOR

**Sag Harbor.** You don't have to travel to 'Frisco Bay to capture that Otis Redding vibe. Immerse yourself in the essence of the iconic song with this stunning bayside retreat with dock in Sag Harbor's chic Baypoint waterfront enclave. Nestled on a south-facing half-acre with 150' of frontage, this home offers unparalleled views and serene surroundings, embodying the epitome of waterfront living. Beautifully renovated in 2010, this home boasts water views from nearly every room. The spacious living room, with an intimate dining area, invites relaxation and gatherings. The generous eat-in kitchen, adjacent to a cozy family room with a fireplace, is perfect for entertaining. The primary suite features expansive views, a fireplace, and a bathroom which has dual sinks and large shower. Two additional guest bedrooms and baths provide comfort and ease for everyday living. A powder room, full basement and an attached one car garage add to the home's amenities. Although charming as is, a new buyer with a vision may tap into the potential to bring this offering to a new level of perfection. Picture yourself "sittin' in the morning sun and sittin' when the evening comes....resting your bones" on the large outdoor patio, ideal for kicking back and enjoying al fresco dining, day or night. Tie up all your water toys to the private dock or simply be "watchin' the ships roll in and watch 'em roll away again." All the choices are yours if you stop "wastin' time" and make this dock and home your own. **WEB# 913243**







## PROPERTY DETAILS & AMENITIES

### BASIC HOUSE / PROPERTY INFORMATION

- Cottage
- 2000+/- Square Feet
- 150’ Bayfront
- Dock
- Built 1968/ Renovated 2010
- .46 Acre
- 3 Bedrooms
- 3 Full and 1 Half Bathrooms
- 2 Fireplaces
- Full Basement
- Taxes \$16,635

### FIRST FLOOR

- Living Room with Dining Area
- Primary Bedroom with:
  - Gas Fireplace
  - Walk-In Closet
  - Bathroom w/:
    - Dual Sinks
    - Shower
- Family Room with Fireplace
- Guest Bedroom w/ Bathroom
- Guest Bedroom w/ Hall Bathroom
- Powder Room
- Kitchen (See Detail Below)
- 1 Car Garage w/ Basement Access

### KITCHEN DETAILS

- Eat-In Kitchen
- Stainless Steel Counters
- Whirlpool Refrigerator
- Viking 4 Burner Gas Range w/ Oven
- Samsung Dishwasher
- GE Microwave
- 2 Sinks

### BASEMENT

- Unfinished Full Basement
- Laundry Area w/ Whirlpool Front Loader Washer & Dryer
- Oil Tank
- Mechanicals

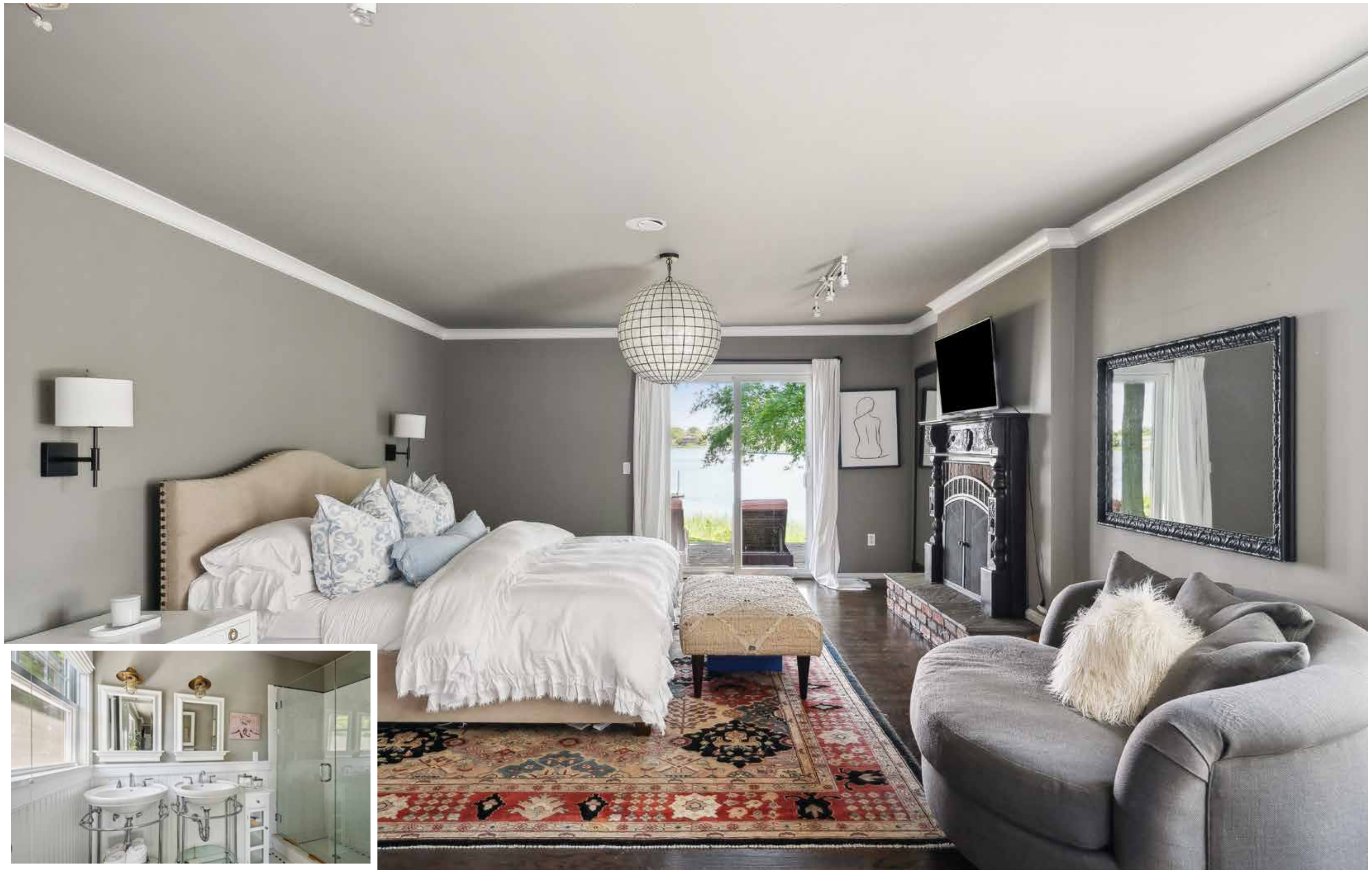
### OUTSIDE AMENITIES

- Private Stone Driveway w/ Parking Court
- Water View Wood Deck
- Dock w/ 3’ – 4’ Draft
- Outdoor Shower

### MECHANICAL / TECHNICAL ASPECTS

- Cedar Siding
- Asphalt Shingled Roof
- Anderson Windows
- Town Water
- Irrigation System
- Central Air Conditioning
- 2 Zone HVAC
- 200 Amp Electrical Service
- Cable and Wi-Fi
- Alarm System



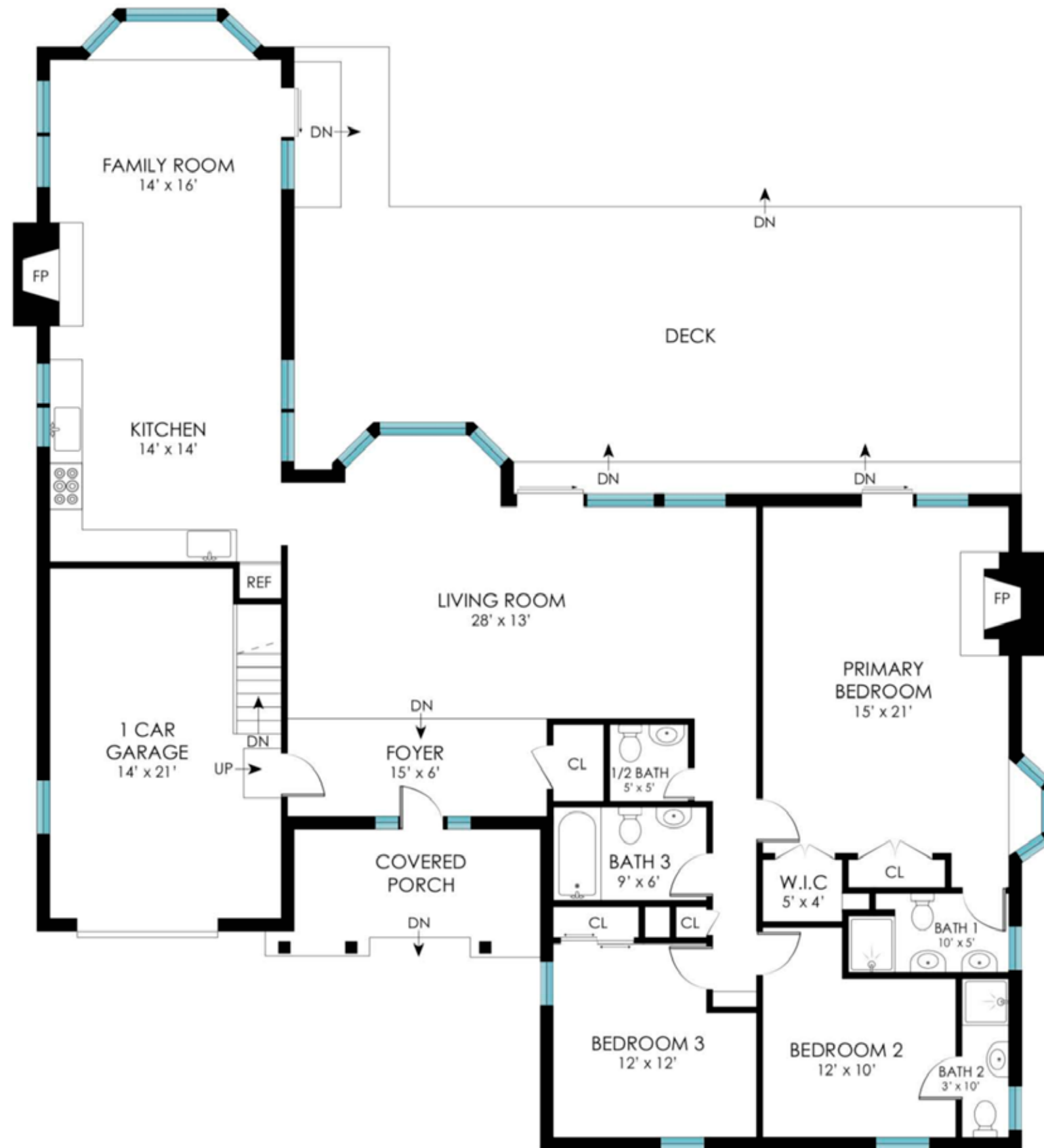


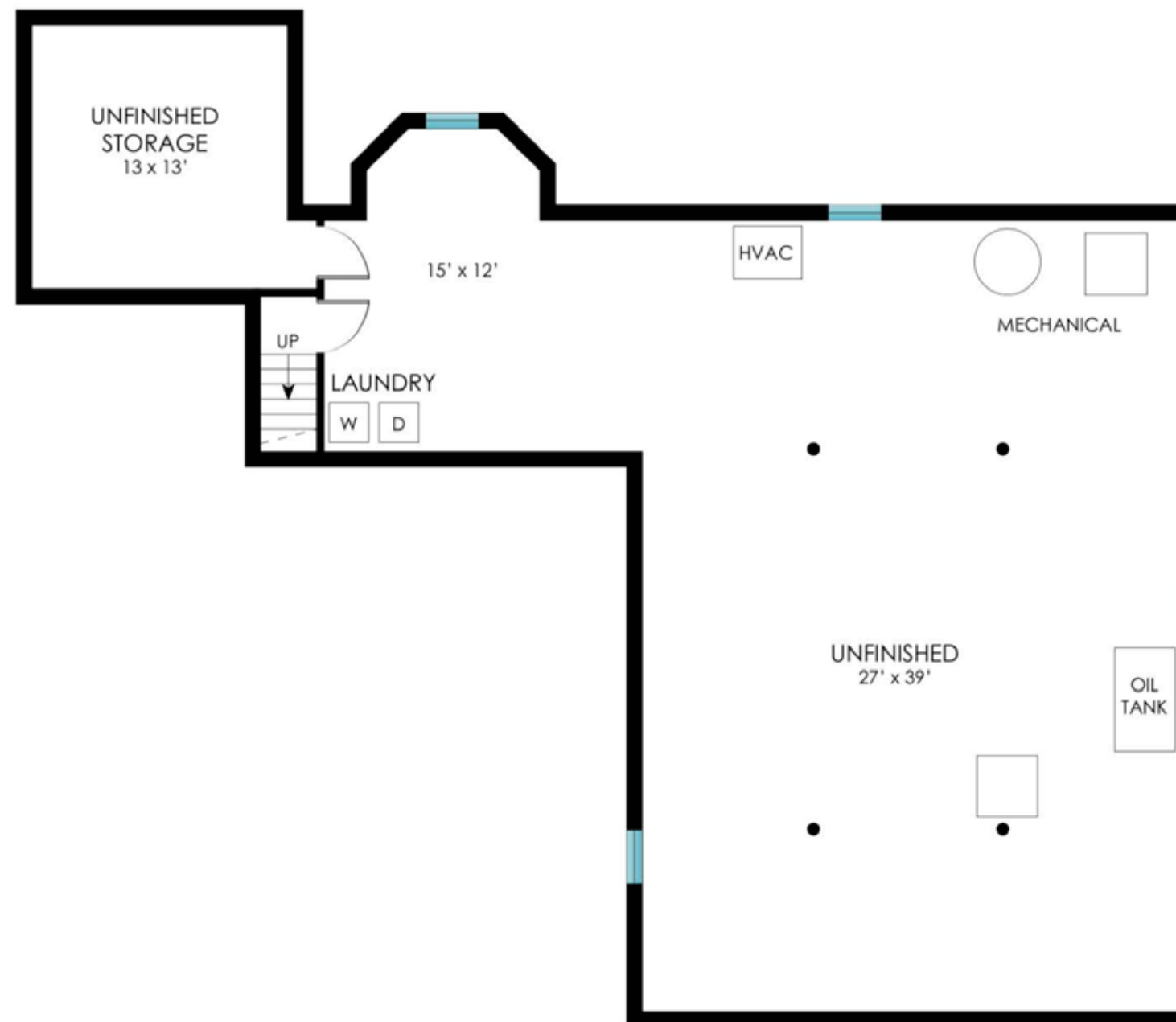


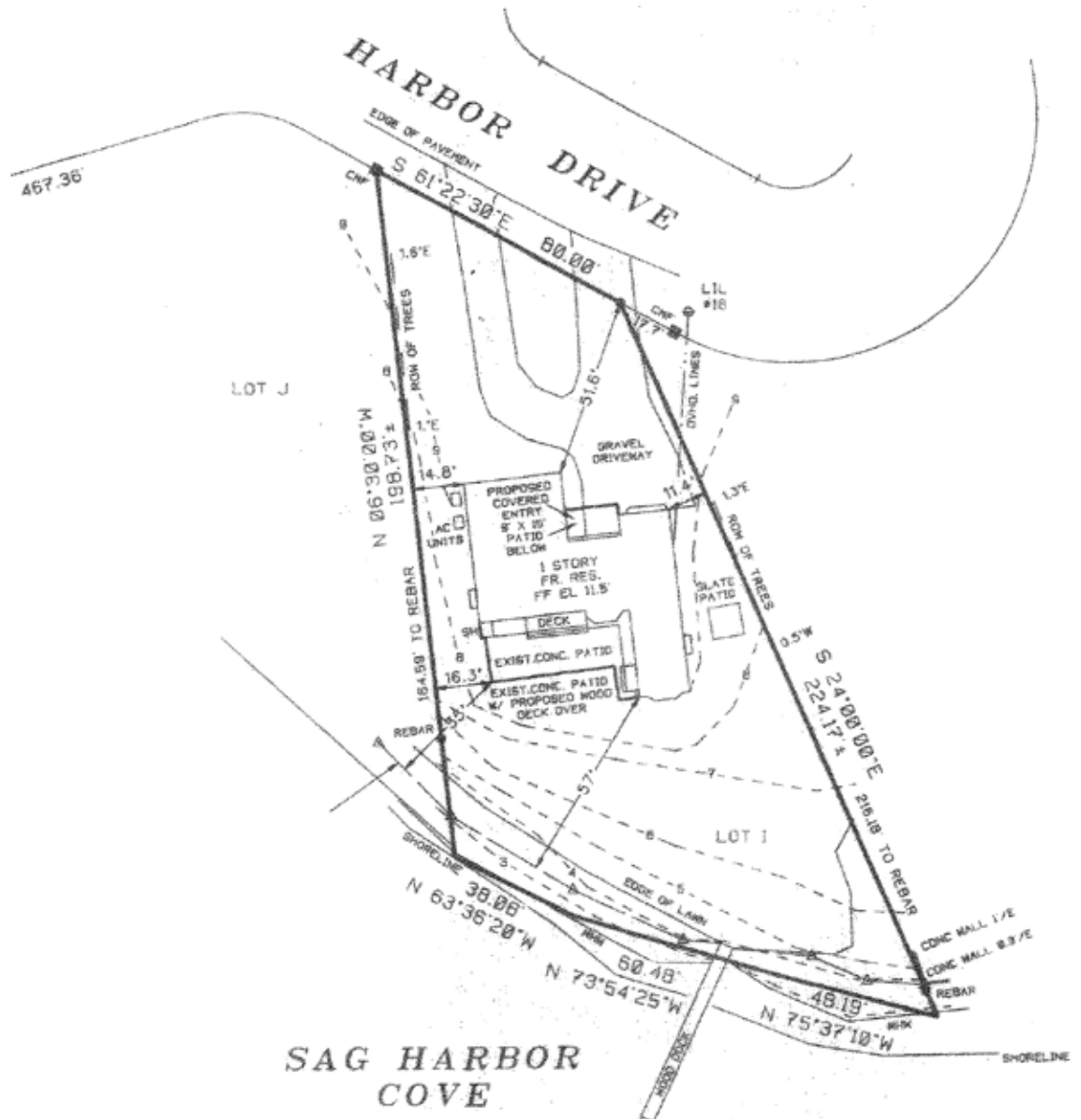












**\$4,450,000**

76 Harbor Drive., Bay Point

Sag Harbor

0.46 acres / 2,4000 SF+/-

3 bedrooms / 3 full bathrooms / 1 half bathroom

**Tax Map: 0900-009.00-03.00-046.000**

Taxes \$16,635/ Year

For more pictures, video and info visit:

[myhamptonhomes.com/913243](http://myhamptonhomes.com/913243)

Corcoran WEB# 913243

**Gary R. DePersia**

*Licensed Associate Real Estate Broker*

m: 516.380.0538 | [gdp@corcoran.com](mailto:gdp@corcoran.com) | [myhamptonhomes.com](http://myhamptonhomes.com)