

A Very Chill Sammy's Beach Compound Awaits on Gardiner's Bay

55 Sammys Beach Road, East Hampton,



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A VERY CHILL SAMMY’S BEACH COMPOUND AWAITS ON GARDINER’S BAY

East Hampton. The sun dips low over Sammy’s Beach, casting a fiery glow across the waters of Gardiner’s Bay. The beach, with an unspoiled sandy shoreline stretching in both directions, feels like a secret, untouched by time and spared the clamor of the world. Here, the water is a crystal-clear, Caribbean blue-so vivid it almost feels imagined-and the crowds, blessedly, are nowhere to be found. And on this quiet peninsula, with expansive water and sunset views, lies a rare opportunity to have one of the most amazing vistas in a unique setting in the Hamptons at an attractive new price. The years have seen thoughtful renovations that nod to the past while embracing the present. The main cottage stands as the heart of the property-two bedrooms both with dedicated baths, await inside, along with a great room that feels expansive and welcoming, its open-plan design flowing into a chef’s kitchen built for both practicality and pleasure. The expansive glass doors bring the vast liquid backdrop right into the abode. The magic continues when you step outside where the waterside deck stretches out, as if daring you to sit, to relax, to take in the endless horizon where in your view, the water, like the hands of a clock, reaches out to Shelter Island, the North Fork, Connecticut, Plum Island and Gardiner’s Island. Lounge chairs, a sectional settee, and a banquet dining table are all perfectly placed, designed to help you soak in the sunsets-each one more stunning than the last, each one a reminder that this is a place apart from the rush of life. Just across the manicured lawn, where there’s room enough for games, gatherings, or quiet fireside moments, stands the second cottage. It too, is fully legal, with two additional bedrooms-ideal for guests or extended family, a place where privacy meets proximity. In addition, it is a proven income producing rental. Each house comes with an outdoor shower to wash away the day’s activities. And for those seeking more, there is deeded access to Three Mile Harbor just across the street providing an opportunity to moor one’s boat for water skiing or other aquatic activities. This is not just a place to visit, but a place to live, a place where you can breathe in the salty air and hear nothing but the familiar call of seagulls along with the gentle lap of waves. This is not just a beach house; it is a legacy, a rare find where nature meets a feeling of genuine chill, and the sunsets promise a beauty that is, simply, unparalleled. **WEB# 915472**







PROPERTY DETAILS & AMENITIES

BASIC PROPERTY INFORMATION

- Expansive Water & Sunsets Views
- Waterfront & Rear Cottages
- 2,000+/- Total Square Feet
- Built in 1951
- Renovated in 2000
- 0.31 Acre
- 4 Total Bedrooms
- 3 Full + 1 Half Bathrooms
- 2 Wood Burning Stoves
- Partial Walk Out Basement
- Deeded Access to 3 Mile Harbor w/ Mooring Rights
- Taxes \$4,529 / Year

MAIN COTTAGE

- Living Room
- Dining Area
- Kitchen with:
 - Center Island w/ seating for 3
 - 4 Burner Wolf Gas Range w/ Oven
 - Sub Zero Refrigerator/Freezer
 - KitchenAid Dishwasher
 - Sink
- Primary Bedroom w/ Bathroom
- Guest Bedroom w/ Bathroom
- Poured Ardex Concrete Floors
- Expansive Waterside Mahogany Deck, Banquet Seating
- Outdoor Shower
- Private Walkway to Beach

BACK COTTAGE

- Living Room w/Wood Burning Stove
- Kitchen w/
 - Bertazonni 5 Burner Stove w/ Oven
 - Bertazonni Dishwasher
 - Refrigerator
 - Sink
- 2 Bedrooms
- Bathroom
- Partially Finished Walk Out Basement w/
 - Sitting Area
 - Work Shop
 - Half Bath
 - Laundry Area
 - Mechanicals
- Enclosed Mahogany Outdoor Shower

OUTSIDE AMENITIES

- Expansive Lawn Connecting Cottages
- Private Stone Driveway w/ Parking Court
- Water View Wood Deck
- 2 Outdoor Shower
- Custom Outdoor Lighting Including Walkways & Decking

MECHANICAL / TECHNICAL ASPECTS

- Cedar Shingle Siding
- Anderson Windows
- Town Water + Well Water
- Irrigation System
- Central Air Conditioning Both Houses
- Outdoor Infrared Cameras
- Interior CCTV









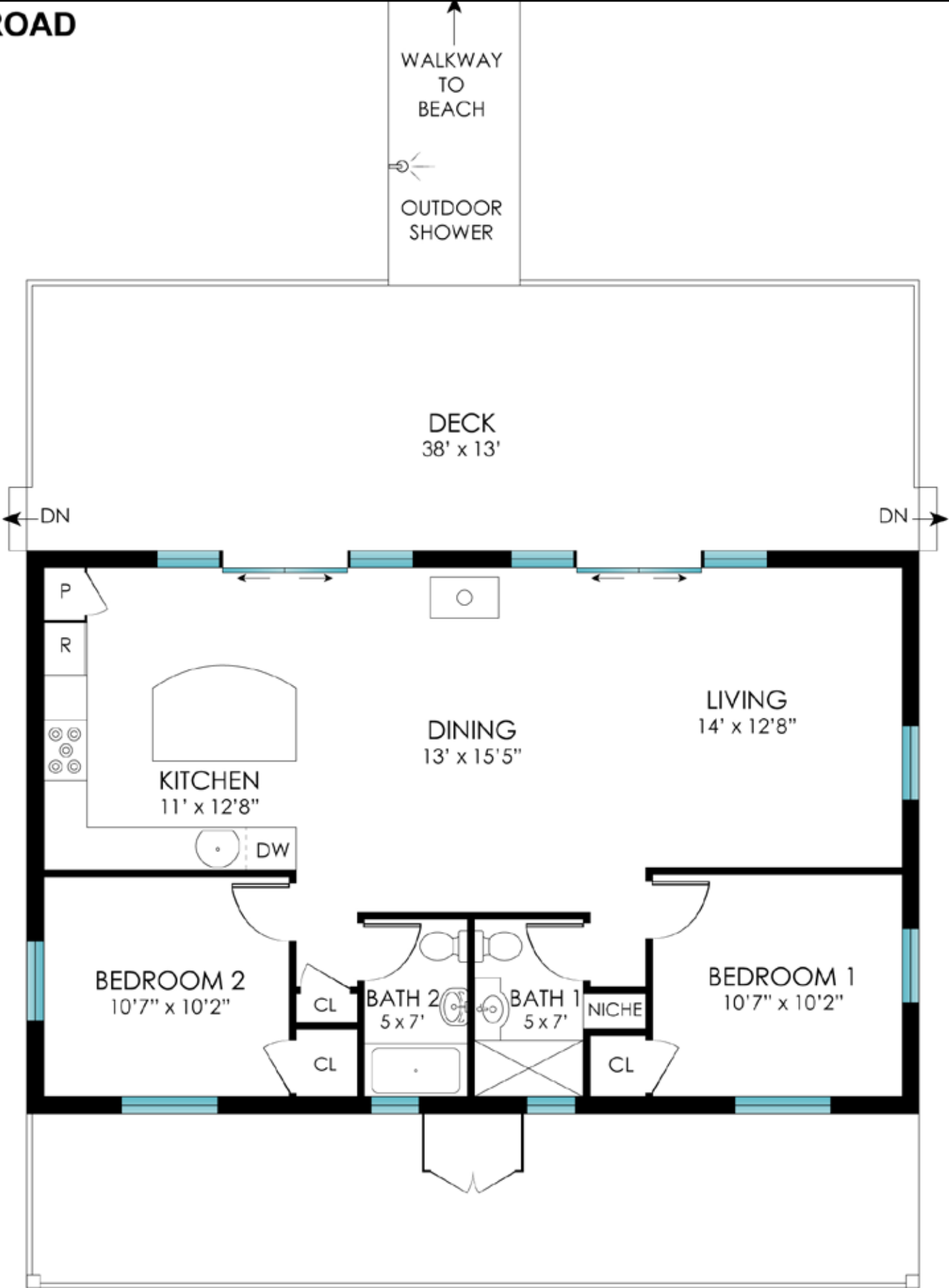








55 SAMMYS BEACH ROAD
EAST HAMPTON, NY





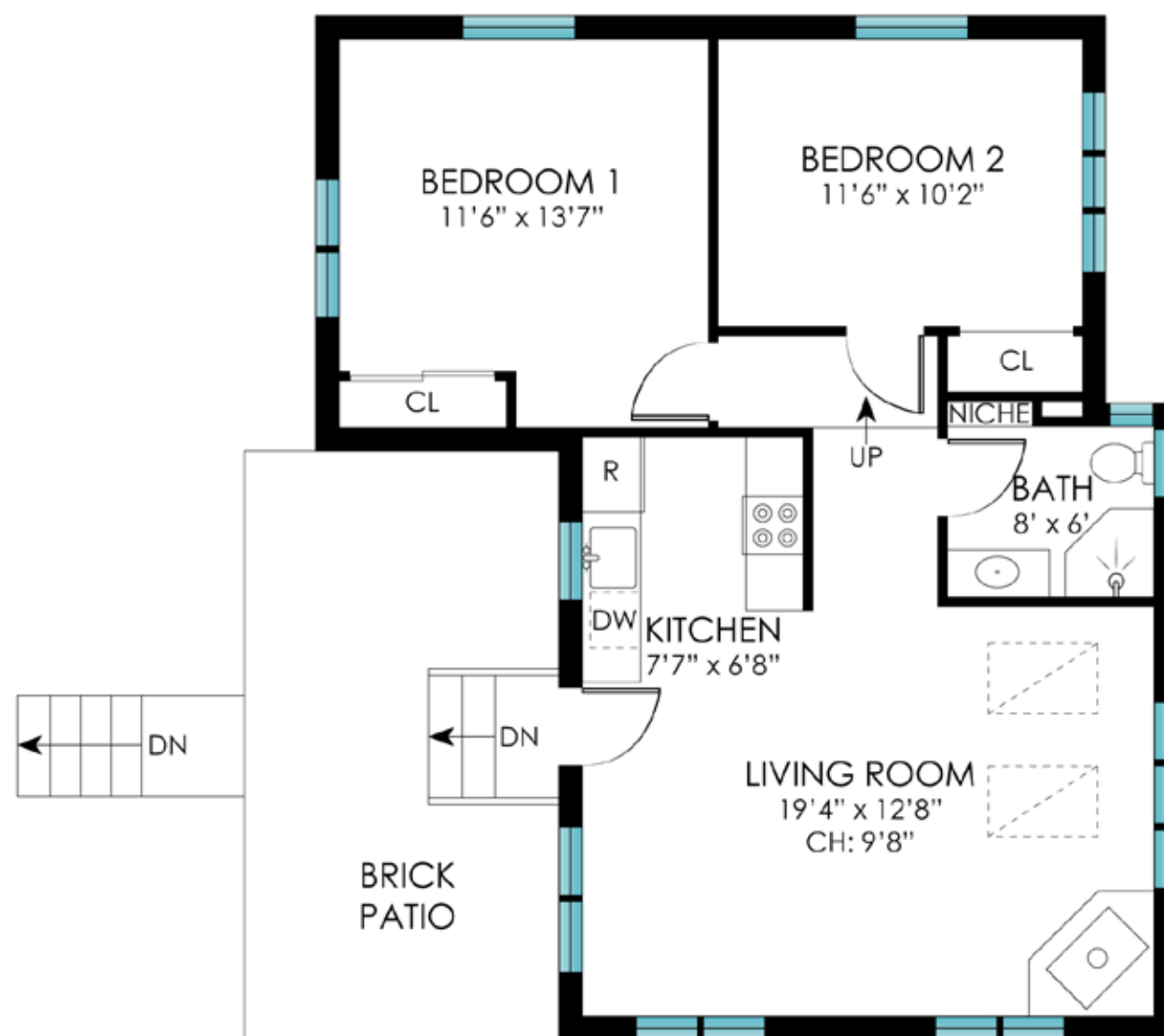
55 SAMMYS BEACH ROAD
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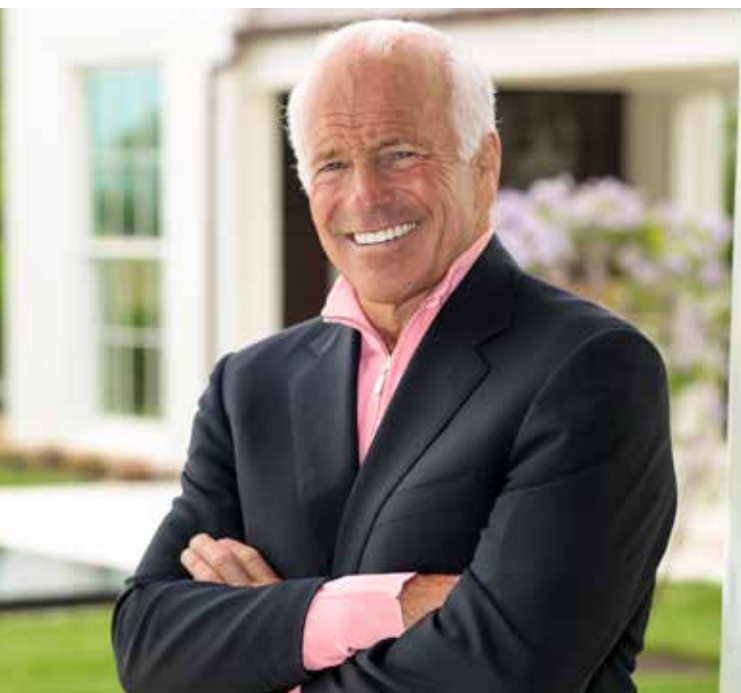
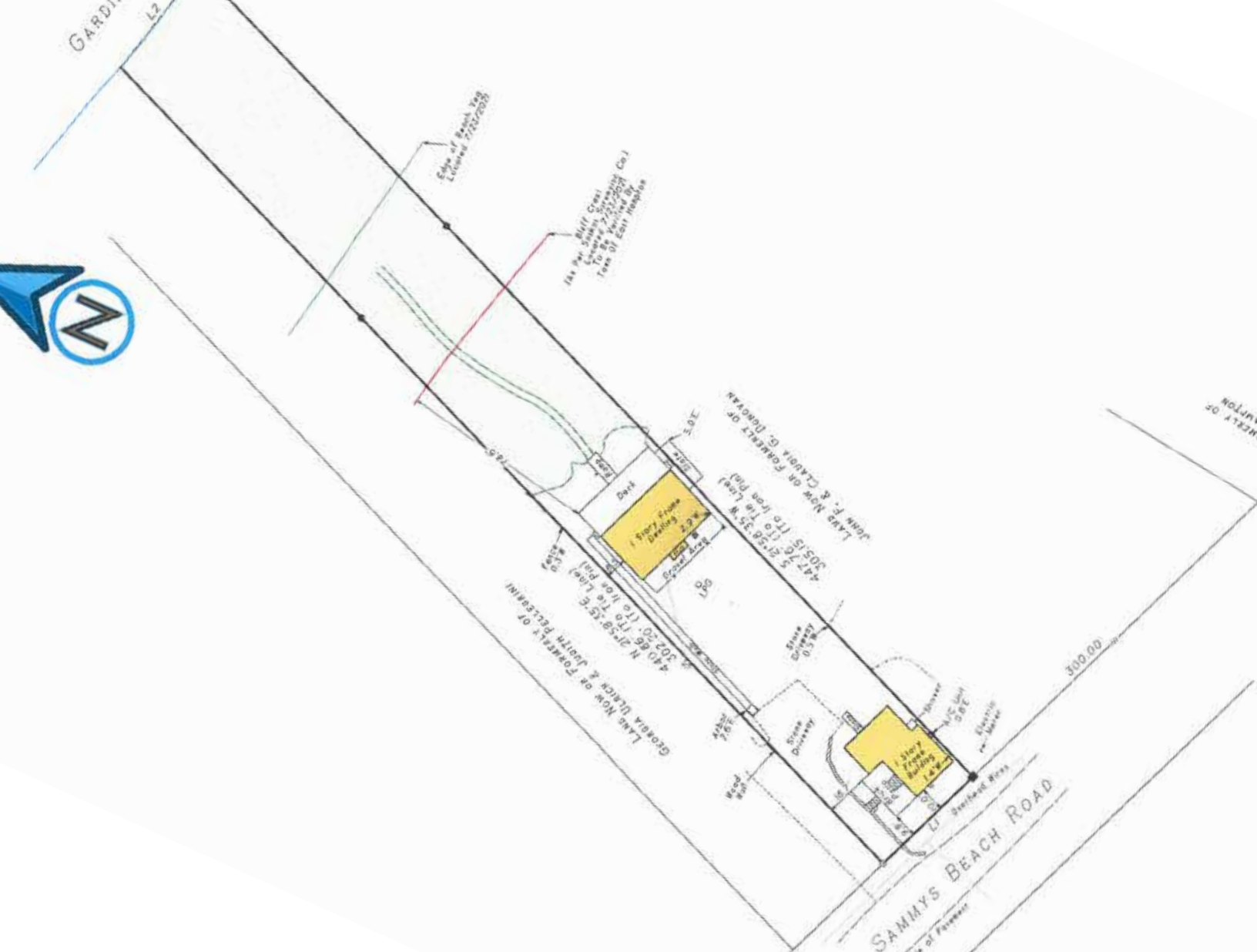
SOUTH COTTAGE
LOWER LEVEL - 660 SF



55 SAMMYS BEACH ROAD
EAST HAMPTON, NY



SOUTH COTTAGE
1ST FLOOR - 736 SF



\$4,295,000

**55 Sammys Beach Road,
East Hampton**

0.31 acres / 1,700 SF+/-

4 bedrooms / 4 full bathrooms /

Tax Map: 0300-056.000-01-000.021

Taxes \$4,529/ Year

For more pictures, video and info visit:

myhamptonhomes.com/915472

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