

LONG ISLAND WATERFRONT HOME FOR SALE

36 Bayside Dr, Point Lookout, NY

NEW WATERFRONT HOME FEATURES:

- *36 Helical Piles as per plans
- *Steel reinforced poured concrete foundation constructed above design flood elevation including sheer wall tie down anchors to code, flood vents and openings for storage
- *Stone on foundation walls
- *Kiln dried 2x6 exterior wall framing
- *Engineered wood "I" joist floor construction
- *Code compliant hurricane strapping and tie downs
- *Andersen windows and patio doors with hurricane impact resistant glass and "true divided" grilles in the upper double hung sashes and awning windows
- *Lifetime architectural roofing
- *Maibec cedar shingle double stained siding installed with stainless steel nails
- *Azek PVC used as all exterior window, door and fascia trim
- *Energy Star design and rating including high efficiency Burnham boiler coupled to a hot water storage tank. Radiant supplemental heat in all bathrooms, cast iron "Sunrad" heaters in all other areas.
- *2 zone "Rheem" Central air conditioning and whole house fresh air ventilation with AC condensers on the roof deck.
- *300 Amp underground service. Wiring and transfer switching is included also to prepare for a future generator on the east side if desired by the new purchaser
- LED recessed lighting, fans, switching, receptacles, dimmers, etc. all to code and completed layout
- *Central vacuum system installed
- *High insulation values including:
 - *Closed cell spray foam and blown in blanket fiberglass wall insulation.
 - *Closed cell crawl space insulation
 - *Closed cell roof insulation
 - *Sound insulation around bathroom, laundry and bedroom common walls
- *5/8" drywall throughout taped and spackled 3 coats

*Elevator included from garage entry to the 1st and 2nd floors

***36 Bayside Dr. (Continued)**

*Exterior decking is IPE Brazilian hardwood installed with hidden stainless fasteners. Railings to be mahogany top and bottom rails with composite white balusters

*Real masonry wood burning stone fireplace

*Large 2nd floor Master suite with cupola and another 3/4 bedrooms

*House has 4 full sized bathrooms as per lay out.

*Bathroom tile and marble as chosen by the builders shall be half way up on the walls and to the ceiling around soaking tub, whirlpool master tub and showers. 3- 3/8" glass shower enclosures are included for all showers

*Random wide width character grade white oak hardwood flooring with a 3 coat finish to be installed throughout except bathroom and laundry floors which will be tiled

*Kitchen cabinets, bathroom vanities and Living room cabinetry to be quality all wood box coastal style as chosen and being built by the owners. All counters to be quartz stone or granite

*Appliances shall include 36" Subzero refrigerator, 36" Wolfe range with exhaust hood, double wall oven, dish washer, microwave and wine chiller

*2 laundry areas, 1 side by side in 1st floor mechanical/Laundry room, other as stackable on 2nd floor

*Interior doors to be stain grade 4 panel pine

*Interior trim to include paint grade 4" casings, 7" base, crown moulding in the common coffered ceiling hallway, Kitchen, Dining and Living room areas

*Interior stairs to be 8/4" oak treads with paint grade pine risers with box newels, oak railings and white balusters

*Interior of the house primed and painted using quality Benjamin Moore paint

*New concrete sidewalks and curb cut

*Off street parking for 4 vehicles including the garage

*New engineered septic system as per approved septic plan

*The driveway, front entrance pathway and lower rear patio off of the deck shall be pavers on a concrete base. The remaining property shall be graded and ready for future landscape by owner.

*New 60' Bulkhead (Completed) and pier and float as per DEC, Conservation and Waterways and Army Core of Engineers approved plan.