

### HALSEY NECK LANE

SOUTHAMPTON, NEW YORK

Located on one of Southampton estate section's most prominent streets roughly a quarter mile from the ocean, you will find this perfectly situated 1-acre property. The 3,000 SF +/- home is the third property up from the ocean and is comprised of four bedrooms, three full and one half bathrooms, and spacious living areas. Each room is appointed with high ceilings and large windows offering an abundance of natural light throughout the home. The interior was fully renovated in 2015, upgrading the house with new floors throughout, new appliances, and new cabinetry. The exterior of the property offers a heated gunite pool, a pool house, a circular motor court, and a separate parking area all surrounded by mature landscaping.

The property has direct access to Shinnecock Bay where one can partake in an array of summer water activities such as kayaking, boating and paddle boarding. The highly convenient location is a third of a mile to Meadow Lane's famous ocean beaches, a mile and a half to Southampton's Main Street, and a short distance to some of the world's most prestigious golf courses.

Ready to be purchased for your summer enjoyment, with the option to renovate or rebuild, the location is teeming with possibilities. This optimal opportunity for redevelopment presents the ability to expand the existing house, or construct a new residence according to your own vision of an exceptional Southampton estate. The property is capable of yielding a new 6,400 SF +/- home, an oversized pool, and pool house. The second level of a new home allows for triple water views of the Atlantic Ocean, Halsey Neck Pond, and Shinnecock Bay.

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### FEATURES

# Halsey Neck Lane, Southampton NY PRICE UPON REQUEST

### Location:

- 3 Properties up from the Ocean
- .35 Miles to Ocean
- 1.5 Miles to Southampton's Main Street
- Direct Access to Shinnecock Bay
- Short Distance to Some of the World's Most Prestigious Golf Courses

### Property Details:

- Fully Renovated in 2015
- .96 Acre
- 3,000 SF+/- Current, Fully Renovated Home
- 1 Story
- 4 Bedrooms (includes bedroom in pool house)
- 3 Full & 1 Half Bathrooms
- 2 Wood Burning Fireplaces
- Heated Gunite Pool
- Pool House with Kitchenette, Bedroom, Half Bathroom and Outdoor Shower
- Outdoor Storage

### Prime Redevelopment Opportunity Capable of Yielding:

- 6,400SF+/-Home
- Oversized Pool
- Pool House
- Ample Lawnspace
- Triple Water Views from Second Level:
   Atlantic Ocean, Halsey Neck Pond, Shinnecock Bay
- Allowed Lot Coverage: 7,208 SF+/-



6 halsey neck lane





Enjoy summer to the fullest extent at Halsey Neck Lane located a short distance from world famous Meadow Lane beaches.









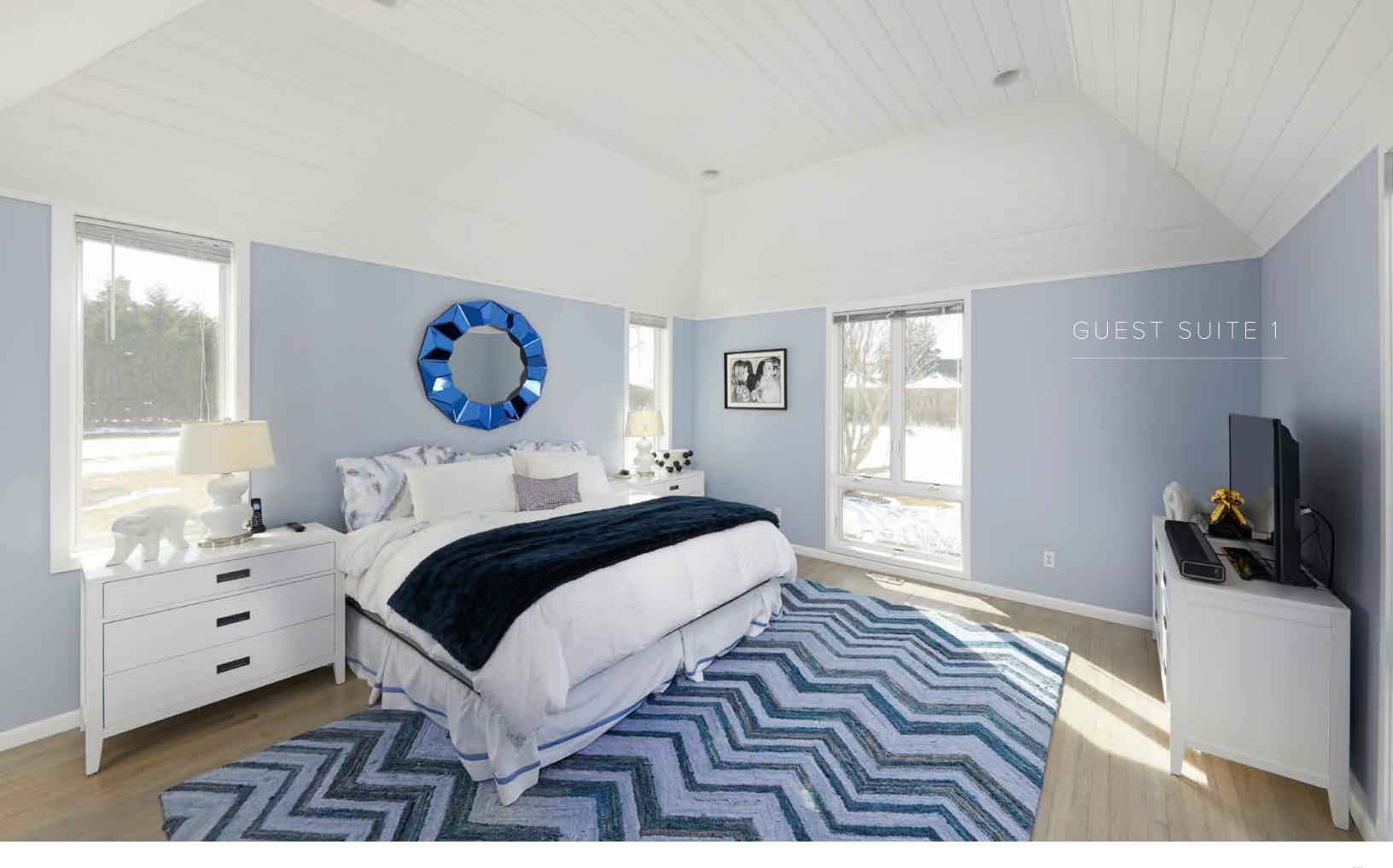






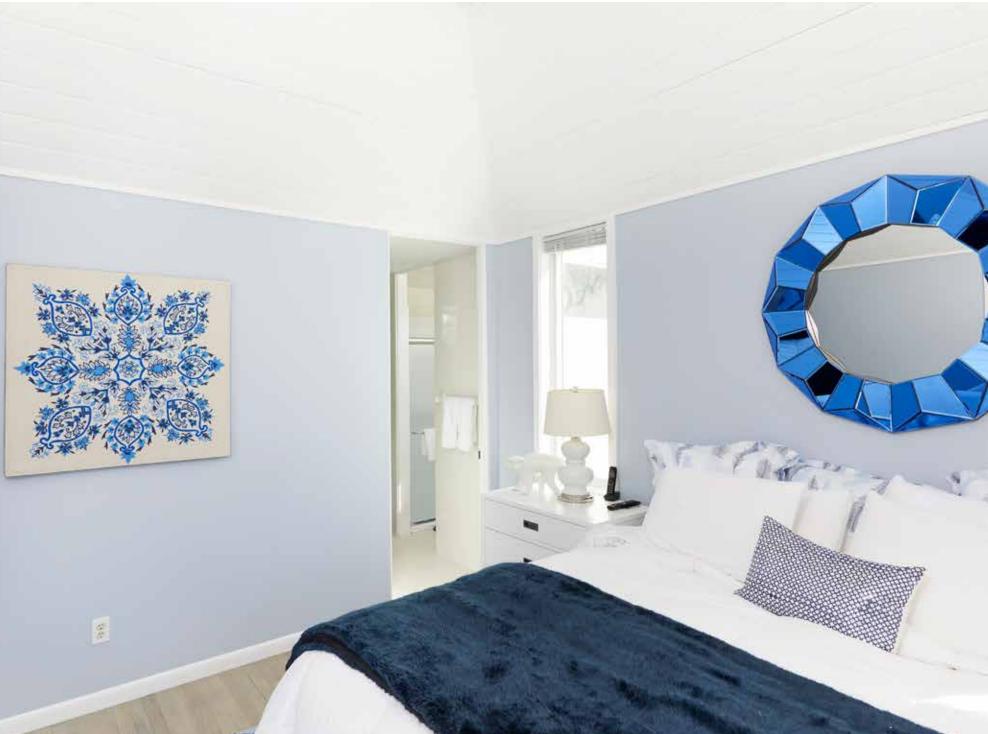
# KITCHEN

Kitchen features new appliances and cabinetry.



# GUEST SUITE 1











GUEST SUITE 2

 $22\,$  halsey neck lane

# MASTER SUITE





 $24\,$  halsey neck lane





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### SURVEY



# HALSEY NECK LANE BUILDING ENVELOPE

### CAPABILITIES

Prime Redevelopment Opportunity

Capable of Yielding:

- 6,400SF+/-Home
- Oversized Pool
- Pool House
- Triple Water Views from Second
   Level of the Atlantic Ocean, Halsey
   Neck Pond, Shinnecock Bay
- Allowed Lot Coverage: 7,208 SF+/-

