



DEVELOPMENT CAPABILITIES

Maximum Lot Coverage Allowed: 21,977 SF+/-

MAIN RESIDENCE

- **Allowable Square Footage Above Grade:** 10,043 SF +/-
- **Finished Basement:** Yes – Affording Additional Living Space and Square Footage.
- **Unique Attribute:** Given the scale of the property, the principal home can be positioned to capture direct ocean view orientation from the desired location.

ACCESSORY STRUCTURES

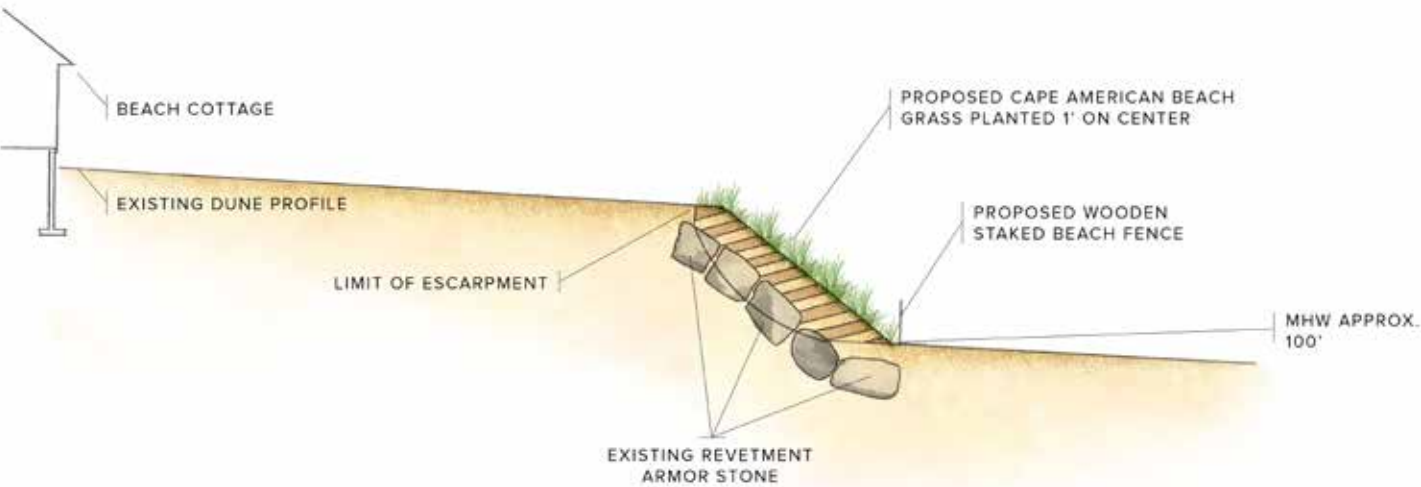
- **Pre-Existing Beach Cottage:** Rare ability to fully renovate the existing 800 SF+/- beach home.
- **Allowable Accessory Structure Square Footage:** 1,774 SF+/-
- **Tennis Court:** Regulation sized North/South tennis court can be built on the property.
- **Pool:** Oversized Pool can be installed on the ocean-side of the property.
- **Landscaping:** Additional mature and decorative landscaping can be installed throughout the property, enhancing screening, character and privacy.

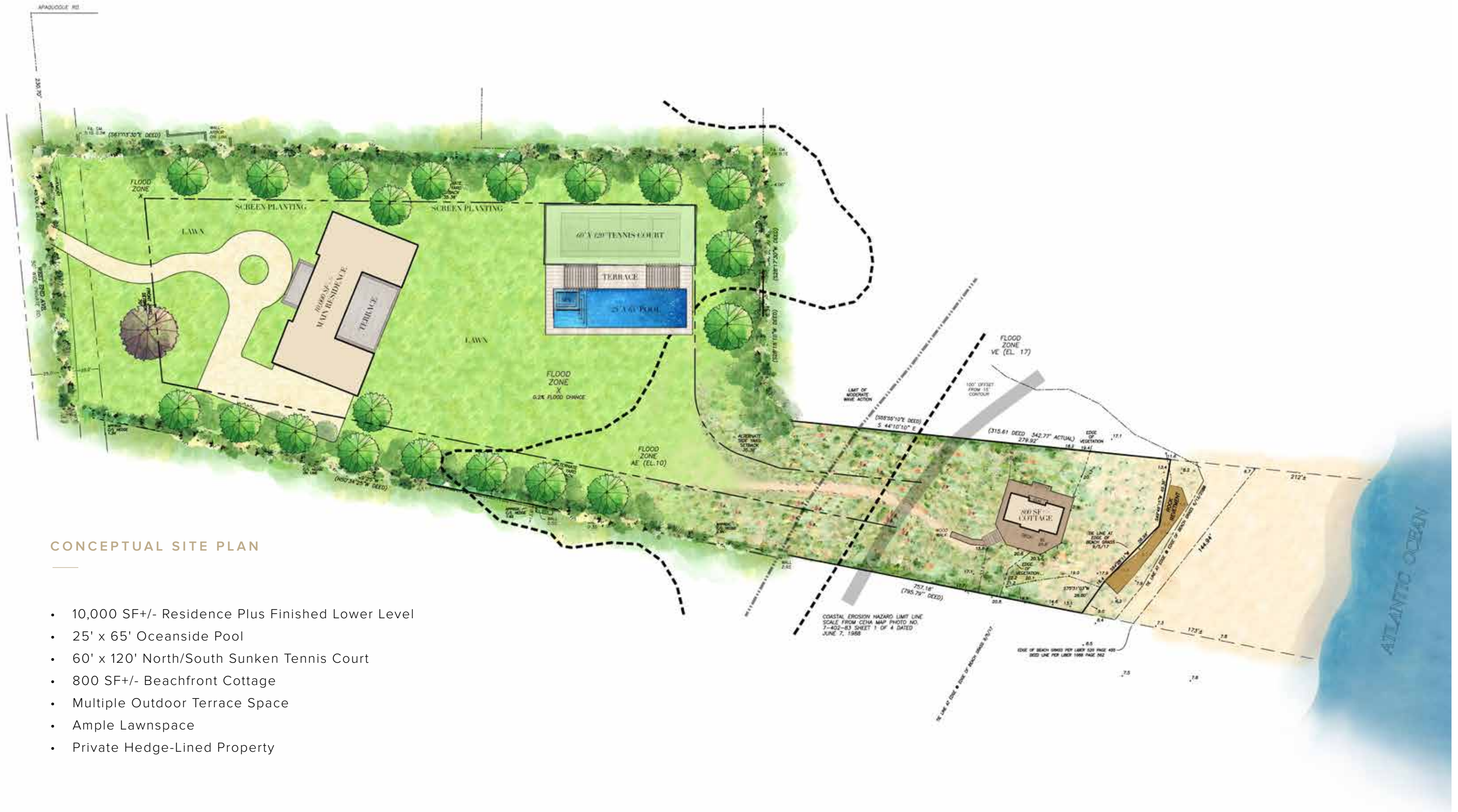


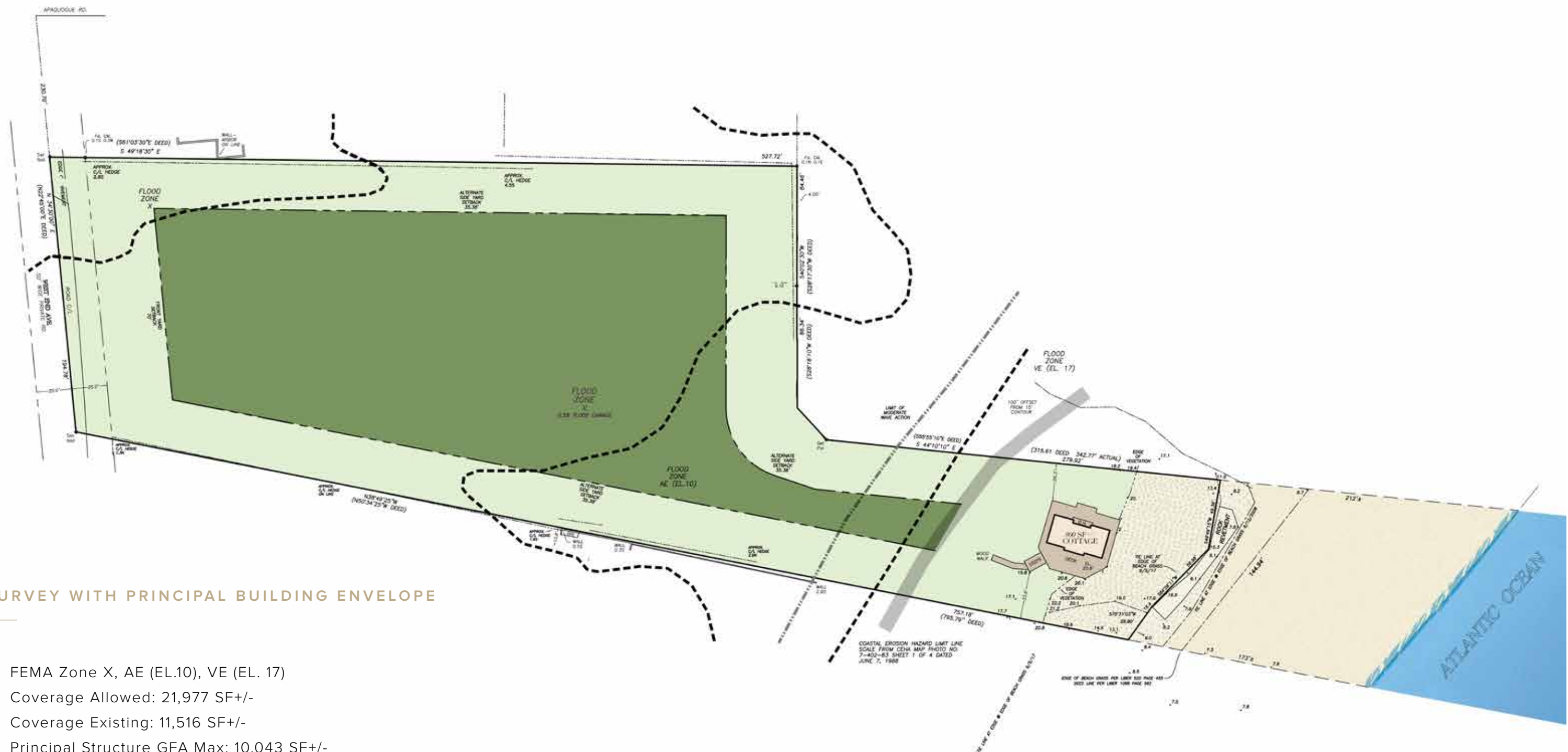
*Rock Revetment
Buried Beneath
the Sand*

DUNE REVTMENT

An additionally rarified element to this property is a fortified dune revetment buried beneath the sand, which was recently updated with landscaping and fencing installations. This valuable feature, only permitted to select oceanfront properties by the town, was put in place to protect the beachfront cottage and property from any potential erosion.







SURVEY WITH PRINCIPAL BUILDING ENVELOPE

- FEMA Zone X, AE (EL.10), VE (EL. 17)
- Coverage Allowed: 21,977 SF+/-
- Coverage Existing: 11,516 SF+/-
- Principal Structure GFA Max: 10,043 SF+/-
- Accessory Buildings GFA Max: 1,774 SF+/-