## 22 FORDUNE DRIVE, SOUTHAMPTON Survey

- 3.13 Acres+/-
- Abuts 23 Acres+/- Agricultural Reserve
- Estate Sized Parcel
- 8,970 SF+/- Residence
- Attached 2-Car Garage
- Water Views
- Deeded Ocean Access
- 20' x 40' Heated Gunite Pool
- Outdoor Kitchen
- 120' x 60' Tennis Court with Pergola Covered Viewing Area
- Solar Panel Structure
- Apple Orchard
- Koi Pond with Dual Waterfalls
- Lush Gardens
- Specimen Landscaping
- Courtyard Garden
- 2 Gated Entries



