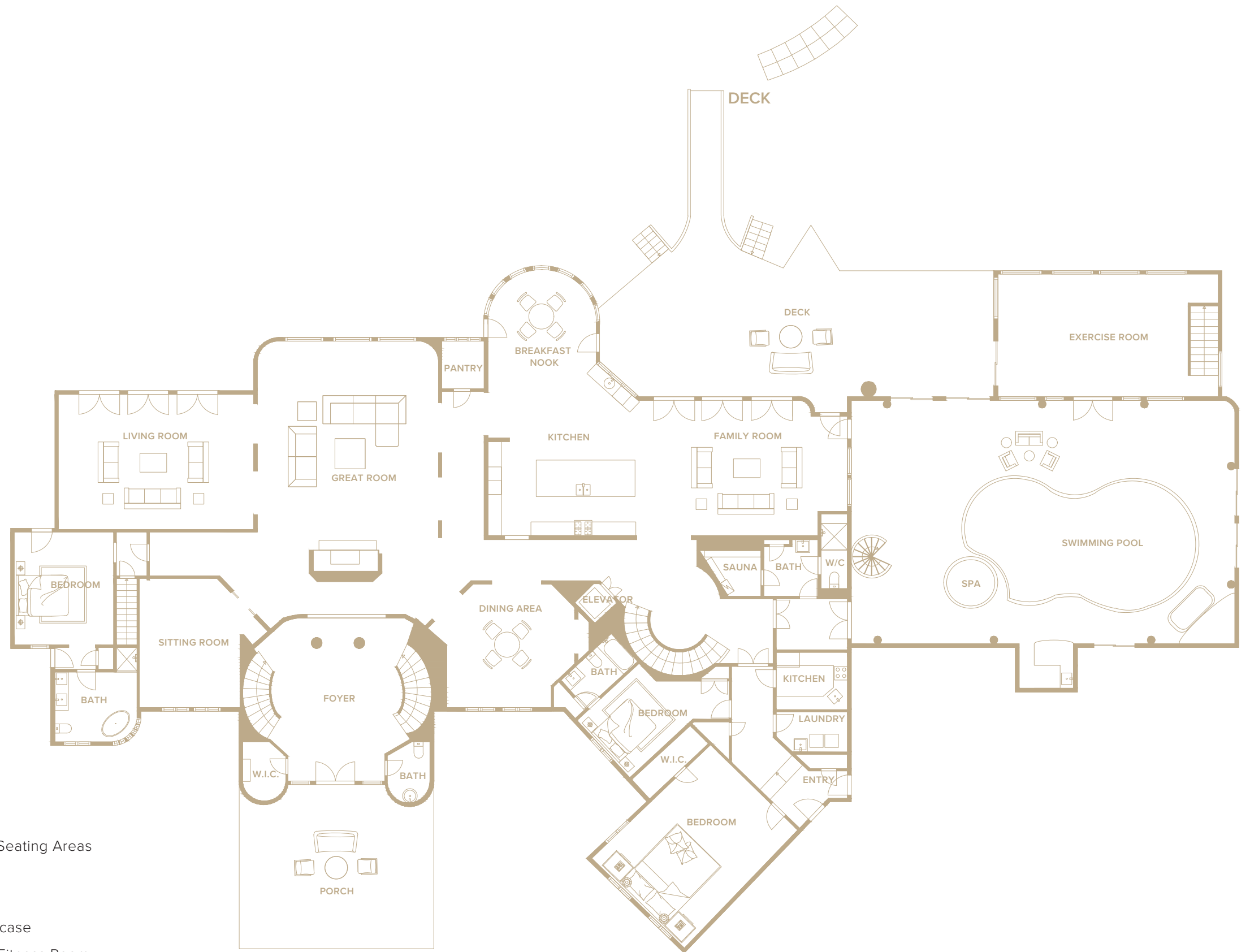


FIRST LEVEL

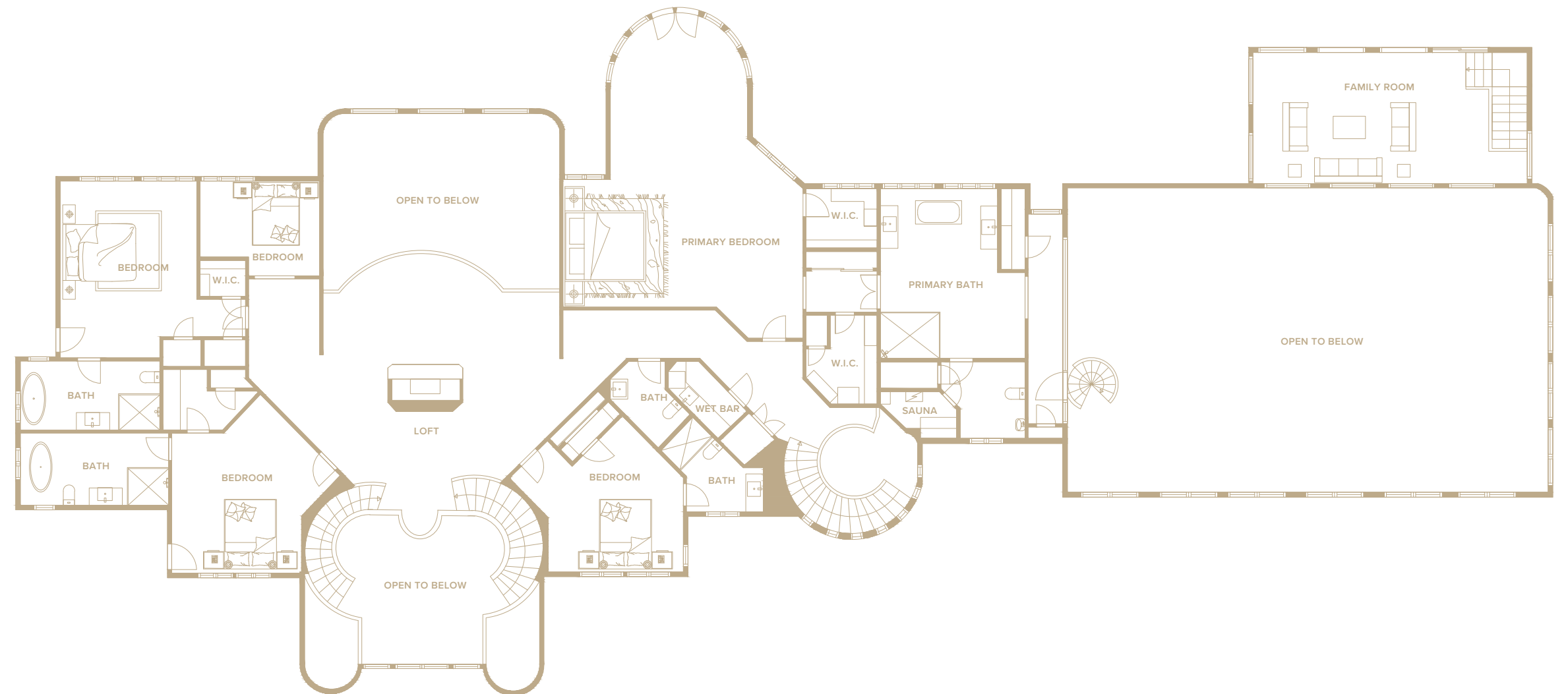
- 7,339 SF+/-
- Porch
- Double Height Entry Foyer
 - Walk-In Closet
 - Powder Room
 - Dual Staircases
- Great Room
 - Water Views
 - Fireplace
- Sitting Room
- Living Room
- Jr. Primary Suite
 - Dual Vanities
 - Soaking Tub
- Dining Room
- Pantry
- Main Eat-In Kitchen
 - Breakfast Nook with Water Views
 - Large Center Island with Bar Seating
- Family Room
 - Powder Room
 - Access to Rear Deck
- Elevator
- Back Staircase
- Sauna
- Full Bathroom
- Laundry
- Prep Kitchen
- Secondary Entrance
- 2 Guest Bedrooms

- 1 Full Bathroom
 - Patio with Seating Areas
 - Wet Bar
 - Spa
 - Spiral Staircase
 - Access to Fitness Room



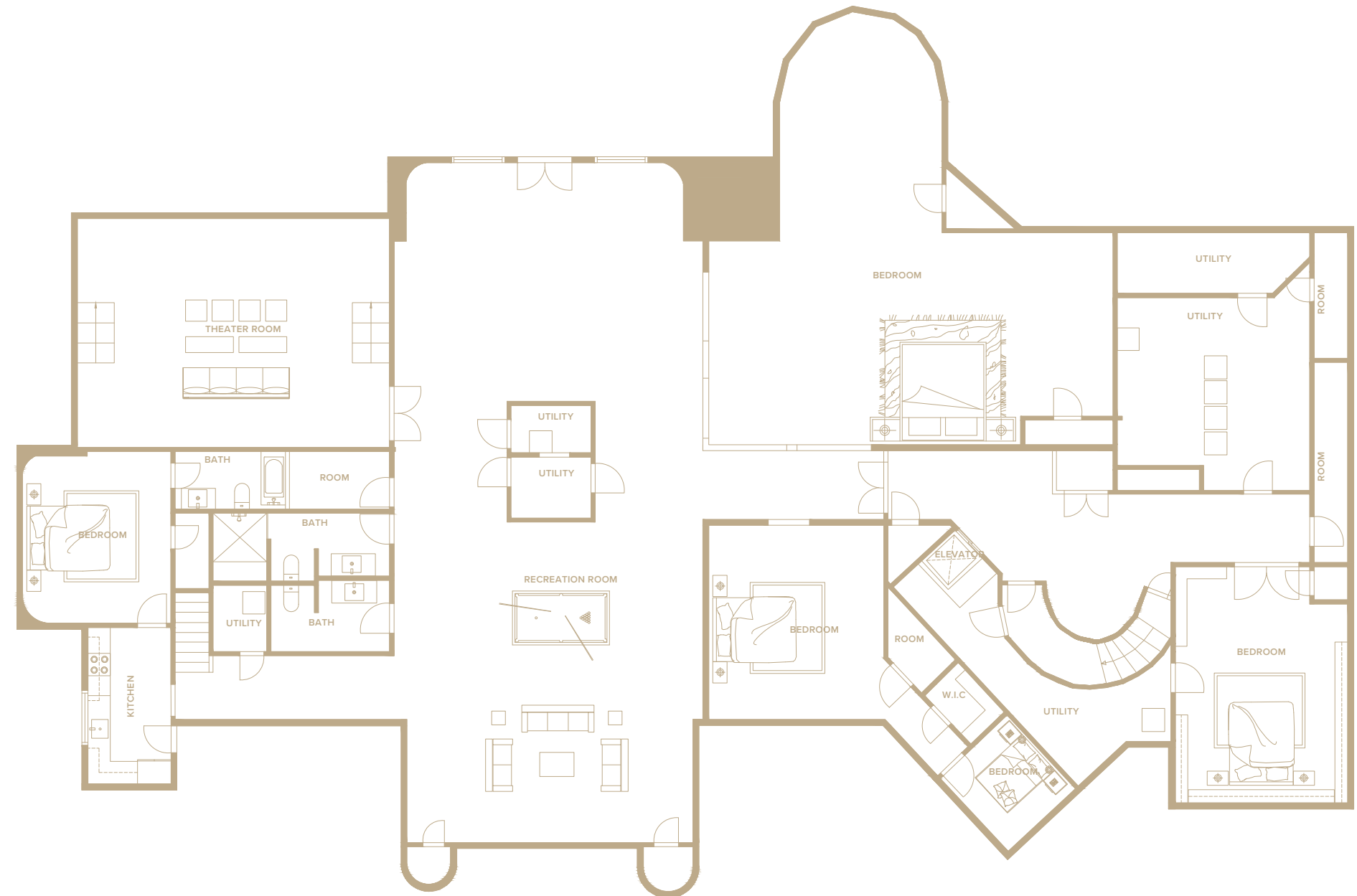
SECOND LEVEL

- 5,150 SF+/-
- 2nd Level Landing
- Lofted Seating Area with Water Views
- 3 Guest En-Suite Bedrooms
 - Soaking Tubs
 - Walk-In Closets
- Office/Flex Space/Bedroom
- Powder Room
- Wet Bar
- Back Staircase
- Primary Suite
 - Water Views
 - Dual Walk-In Closets
- Primary Bathroom
 - Dual Vanities
 - Waterview Soaking Tub
 - Water Closet
 - Sauna
- Access to Pool Room via Spiral Staircase
- Lofted Family Room above Fitness Room



LOWER LEVEL

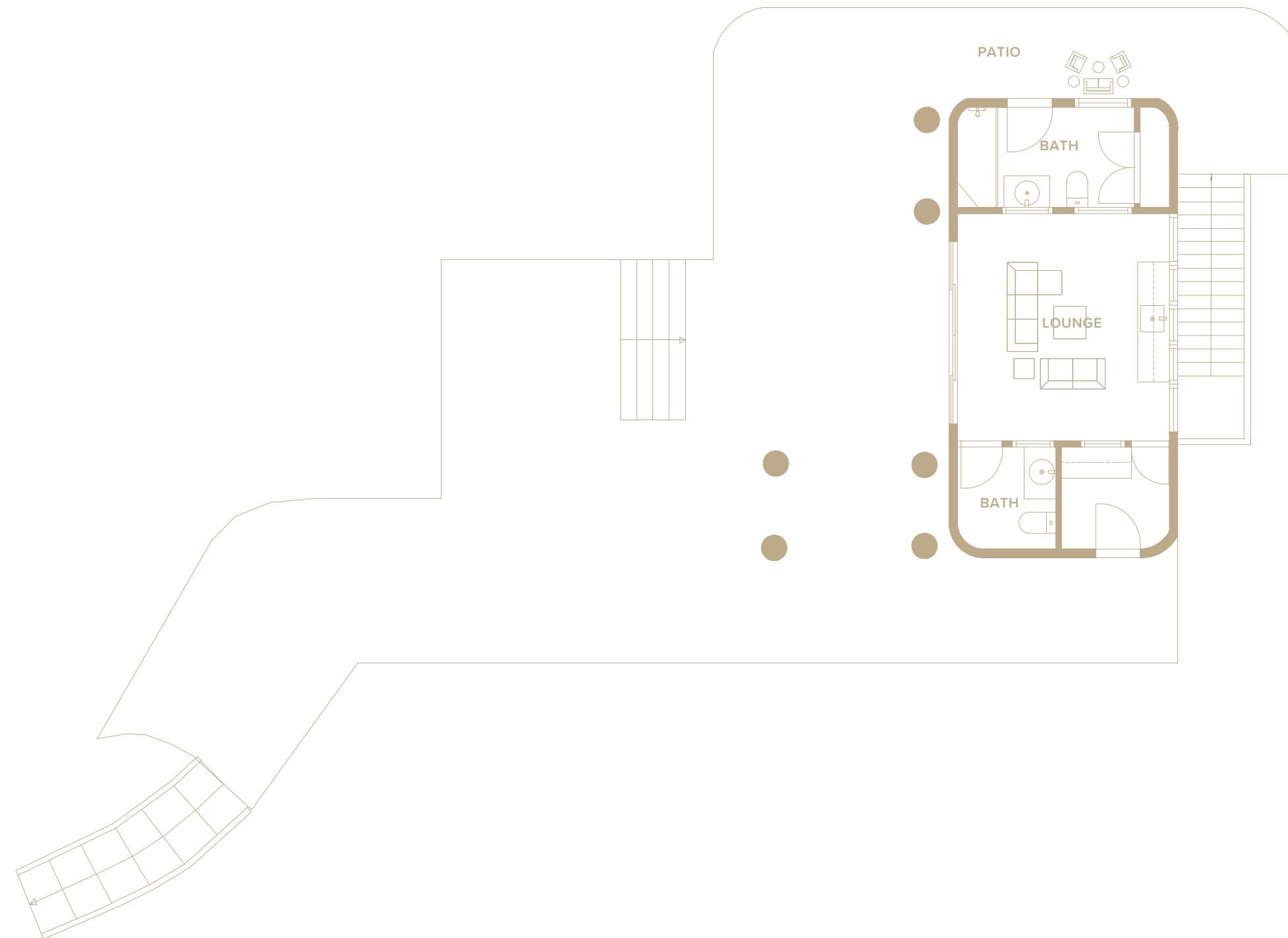
- 5,114 SF+/-
- Theater Room
- Recreational Room
 - Utility Closets
- 2 Powder Rooms
- Kitchenette
- 3 Guest En-Suite Bedrooms
- Elevator



157 CLIFF ROAD, PORT JEFFERSON, NY

POOL HOUSE

- 701 SF+/-
- 1.5 Bathrooms
- Lounge Area with Sink
- Outdoor Patio



GUEST HOUSE

- 361 SF+/-
- Ample Privacy
- Studio Bedroom
 - Fireplace
- Full Kitchen
- Full Bathroom
- Walk-In Closet
- Utility Space
- Outdoor Patio
- Screened-In Porch

