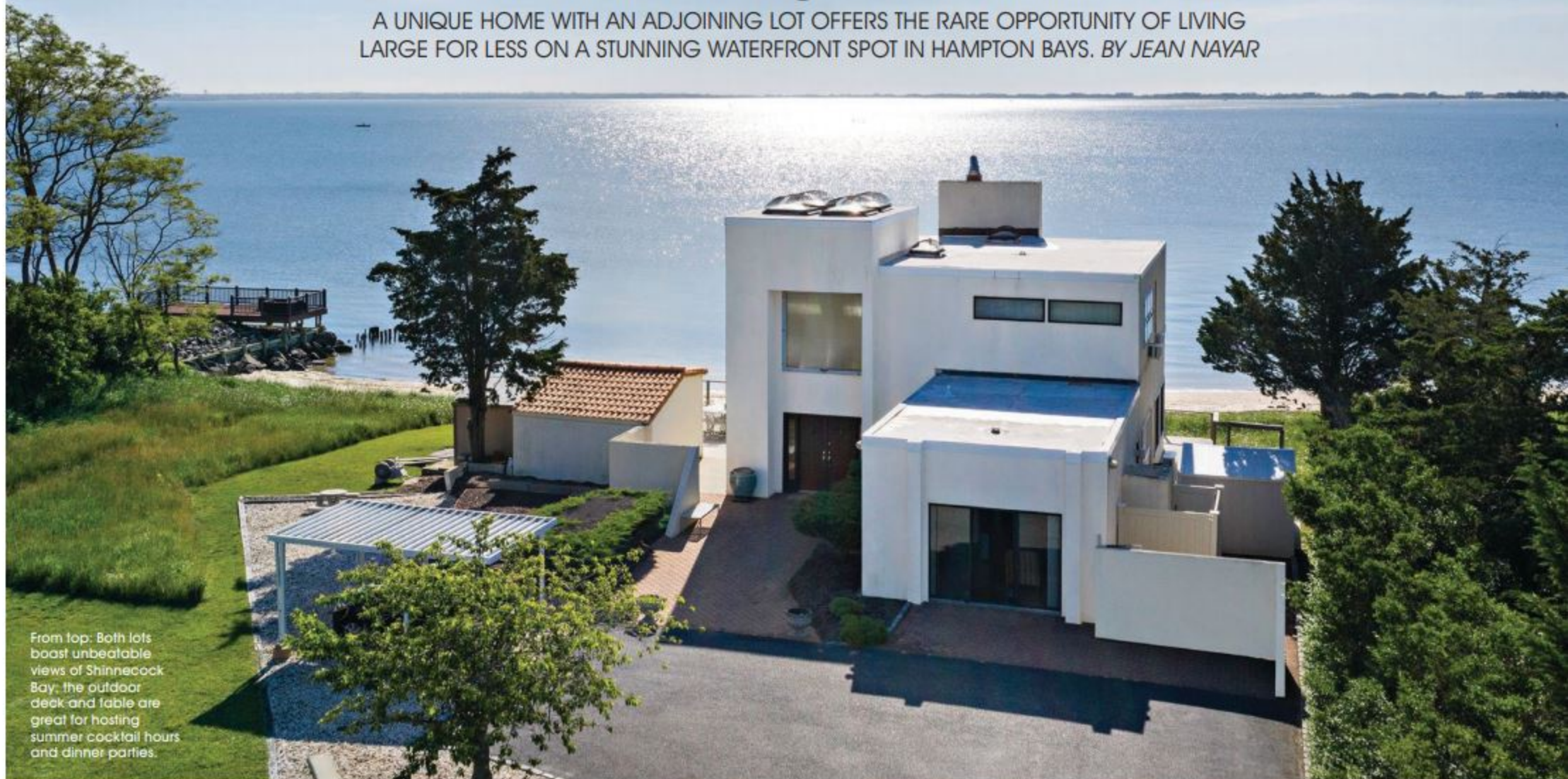


Package Deal

A UNIQUE HOME WITH AN ADJOINING LOT OFFERS THE RARE OPPORTUNITY OF LIVING LARGE FOR LESS ON A STUNNING WATERFRONT SPOT IN HAMPTON BAYS. BY JEAN NAYAR



From top: Both lots boast unbeatable views of Shinnecock Bay; the outdoor deck and table are great for hosting summer cocktail hours and dinner parties.

Creative minds, take note: It's not every day that you find a contemporary home bang on the beach, with spectacular water views and adjacent land to spare for crafting your dream compound. And, as luck has it, such a property is on the market on Lighthouse Road in Hampton Bays. With a little ingenuity and some TLC, the unique combination of house and land has amazing potential to become much more than the sum of its extraordinary parts.

"When you're inside, you can look to the left and look to the right and all you see is water," says Nancy McGann, the property's listing broker from Town & Country Real Estate. "You have 180-degree vistas of wide-open Shinnecock Bay, with eastern exposure that allows you to see the sunrise every morning."

Though relatively compact at 2,900 square feet with four bedrooms, 3.5 baths, and in need of an update from its original 1985 interiors, the house has a classic, contemporary shell worth preserving. "You can walk right out the back door and you're virtually on the beach," she adds.

The layout of the existing dwelling, which sits on just under half an acre, welcomes you with a double-height foyer, enveloping you with

a soothing sense of serenity the moment you step inside. The design extends into an open floor plan on the lower level that encompasses various living spaces, including the kitchen, a ground-floor bedroom and a room with a fireplace, all of which open out onto a broad deck overlooking the water. Upstairs, two of the three additional bedrooms boast clear views of the bay, while outdoors, a cabana and patio, in addition to the deck, provide ample space for alfresco entertaining with sensational sunset views.

Just behind the house, a contiguous parcel of land comprising almost four-fifths of an acre offers the possibility of extending your living space by an additional 6,000 square feet, with room for both a pool and a guest house. "The waterfront portion of the property containing the house is a bargain with a listing price of \$1.495 million. It can also be purchased separately from the adjoining lot, listed at \$995,000, or you can purchase the two pieces of property together for \$2.45

million, allowing prospective purchasers to build their own private Shangri-La with knockout views of the water. 15 Lighthouse Road, lots #A and #B, Hampton Bays, contact Nancy McGann at 516.768.5042, townandcountryhamptons.com

PHOTOS COURTESY OF TOWN & COUNTRY REAL ESTATE

