

SUSAN PENZNER Real Estate

4430 NOYAC ROAD

SAG HARBOR, NEW YORK



IDYLIC 2.6 ACRES WITH POOL

Rare opportunity to purchase two contiguous lots of approx. 1.3 acres each.

The first property contains a 1200 sq. ft. 1-story bungalow renovated in 2001 containing 2 bedrooms, one bath, a high-tech stainless steel kitchen, electric heat, and AC. Plus a Gunite pool and pool house with running water, an attached lavatory, and outdoor shower.

The 2nd lot is vacant and buildable.

Water:	Town Water
RE Taxes:	\$7,500
Purchase Price:	\$2,070,000
Lots Purchased Separately:	\$1,395,000/\$775,000
	<i>Survey attached</i>

We are pleased to offer this property as a co-exclusive with Jane Gill of Prudential Douglas Elliman.

By Appointment: Susan Penzner,
212.343.1909 x11
susan@susanpenzner.com

For exact sq.ft. you must hire your own arch/eng. Offer subject to errors, omissions, change in price, prior sale, and/or withdrawal without notice.

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