

FORST & SILVERBLANK, INC.

SALES PRICE: \$3,995,000

LOCATION: 35 Settlers Landing Lane, East Hampton

House is approximately 4,800 sq. ft.

5 bedrooms, 5 ½ baths

Open floor plan has a living room with fireplace, dining room, and kitchen.

Primary 1 bedroom suite located on the first floor

Primary 2 bedroom on second floor

Large covered deck off dining area

Attached oversized 2 car garage

WARRANTY:

6 Years: Major Structural

2 Years: Plumbing, Electrical, Heating, A/C and Ventilation System

1 Year: On Everything

HOUSE AMENITIES:

--Solar 5K system

--Closed cell and batt insulation system complete Air Seal/Firecaulk - healthier, quieter, more energy efficient. Sound insulation between all interior partitions. Home is 100% conditioned space.

--LP gas 95+ Ultra High efficient (3) zone heating system with energy recovery ventilation system

--A/C 3 zone - High efficiency 16 seer rated

--Automatic dehumidification system

--Roof - Architectural/Metal - ice and water below 100% of roof (double roof system)

--Siding - cedar shingles and 8" rough sawn barn boards

--Anderson high performance windows and doors

--9 ft., 10 ft., and 12 ft. ceilings on first floor

--6" wide solid oak floors, stained

--Gas fireplace in living room with Liquid Marble/Lime Plaster Finish

--Finished lower level with legal egress windows

--Primary 1 bath includes: 2 sinks, separate shower with steam unit and over-sized soaking tub

--High-end custom cabinets throughout/Oak Cabinet accents

--Quartz countertops

--Appliances - Monogram Professional Series

--Laundry room with sink/mud room on first floor with extensive cabinet storage

--Central vac

--Security system

--Wired for stereo system

--Extensive electric plan

--High efficiency tankless LP gas hot water heater

--16' x 36' gunite pool with gas heater--surrounded by bluestone patio

--Outside shower with changing area

--Large BBQ entertaining area

--Completely landscaped, including sod lawn and privacy screening

--Irrigation system

--Cobblestone edge driveway (stone finish)

--Water supply - private 4" well

--Septic system - innovative and alternative onsite wastewater management treatment system by Hydroaction AN600 for a 6 bedroom home