



## Community Features & Amenities

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- Clubhouse with fitness center, treatment room and community kitchen
- Fully serviced community with landscaping, snow removal and refuse removal
- Landscaped grounds including a Waterfront Promenade
- Pool
- Boat slips available
- On-site dock
- Minutes from the LIRR and main highways and thoroughfares
- Close proximity to a wide selection of dining and retail located in the historic village of Southampton

## Architectural Features

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- A collection of uniquely designed two- and three-bedroom townhomes
- Hamptons shingle-style architecture reflecting the history of the site and area
- Expansive views of the Shinnecock Canal
- Dedicated outdoor porches and balconies overlooking the water
- Large windows and French sliding doors create light-filled spaces
- Eat-in kitchens
- Spacious en suite master bathrooms

## Interior Features

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- Oil finished wide-plank white oak engineered hardwood flooring
- Custom shiplap feature at entry ceilings and fireplaces
- 2-panel solid core interior doors
- Decorative crown, base and window/door moldings
- High efficiency multi-zone heating and cooling systems for individual climate control
- Gas fireplaces with mantles and stone surround
- Recessed lighting with Decora switches and receptacles
- Full size washers and gas dryers
- Pre-wired for high-speed internet, cable TV and telephone
- Storage space designed for future elevator installation



### Kitchens

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- Custom inset Shaker-style cabinetry with wood bead details and soft close hardware
- 1 ¼"-thick natural stone slab countertops with eased edges
- Elegant polished chrome American Standard faucets
- Classic and timeless bright white subway tile backsplashes
- Pendant lighting over islands
- Sub-Zero refrigerators with bottom freezers
- Refrigerator drawers in some homes
- Wolf gas ranges with vented hoods
- Bosch dishwashers
- Office nooks available in some homes

### Master Bathrooms

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- Mosaic Carrara marble floors
- 1 ¼"-thick polished Carrara marble countertops with eased edges
- Wood vanity with double sinks
- Oversized bright white subway tile walls
- Mirrors with LED edge lighting
- Walk-in showers
- Polished chrome American Standard fixtures
- Dual vanities and freestanding Kohler soaking tubs available in some homes

### Secondary Bathrooms

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- Natural stone herringbone mosaic floors
- Wood vanity with Carrara marble countertop
- Classic bright white subway tile walls
- Mirrors with LED edge lighting
- Polished chrome American Standard fixtures
- Walk-in showers
- Dual vanities and freestanding Kohler soaking tubs available in some homes

### Powder Rooms

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- Wood vanities with stone countertops
- Polished chrome American Standard fixtures
- Porcelain tile or wood floors