

## 22 Cedar Drive Fact Sheet

Completely renovated, this immaculate Contemporary offers partial bay views on a private .4 acre lot near Shinnecock Bay in Southampton. The 2-story home features 3 bedrooms, 2 new baths, new kitchen with Sub-Zero appliances, travertine floor and granite counters, living room with vaulted ceiling and fireplace, dining room, new Brazilian cherry floors, new mahogany deck, new blue stone patio and new heated pool with spa. Additional details include a full basement, outdoor shower and room for a 2-car garage.

- \* all new floors (Brazilian cherry wood)
- \* new kitchen (travertine floor, granite counters, cherry wood cabinets)
- \* new baths
- \* new mahogany deck
- \* new outdoor stereo hook up
- \* new blue stone patio
- \* new pool (including new heater)
- \* new outdoor jacuzzi
- \* new outdoor shower
- \* new city natural gas connection and furnace (NO PROPANE AT ALL)
- \* new interior doors
- \* new motion activated lighting in front
- \* sprinkler system (not new)
- \* 4-year old exterior doors and windows
- \* 9-year old roofing
- \* last exterior paint job was 2006
- \* last interior paint job was also 2006
- \* zoning permits 2-car garage plus in-law apartment on east side of the house
- \* septic tank is under the back deck, with the drain on the east side of the house