



*corcoran*

*Eastport*  
Marina Estates

# Welcome

to **Marina Estates** in the Township of Southampton.

Four world-class residences nestled in a tree-lined perimeter and adjacent to a 200,000 square foot waterfront land conservation area. Step out your front door and stroll along a pristine wood chip nature trail directly to the Sea Tuck Cove Bay. Very close to boating, sailing, fishing and luxurious waterfront dining. The water views you will experience with your family and friends will knock your socks off!

The estate homes which come with marina dockage, are just a one block stroll from one of the most prominent marinas in all of the Hamptons — *Hampton Watercraft and Marine* and from one of the most luxurious and romantic waterfront restaurant destinations — *Trumpets on the Bay*.

**Marina Estates** is also a commuter's dream located at the most westerly point of Southampton Township allowing more time relaxing and enjoying your new home to its fullest.

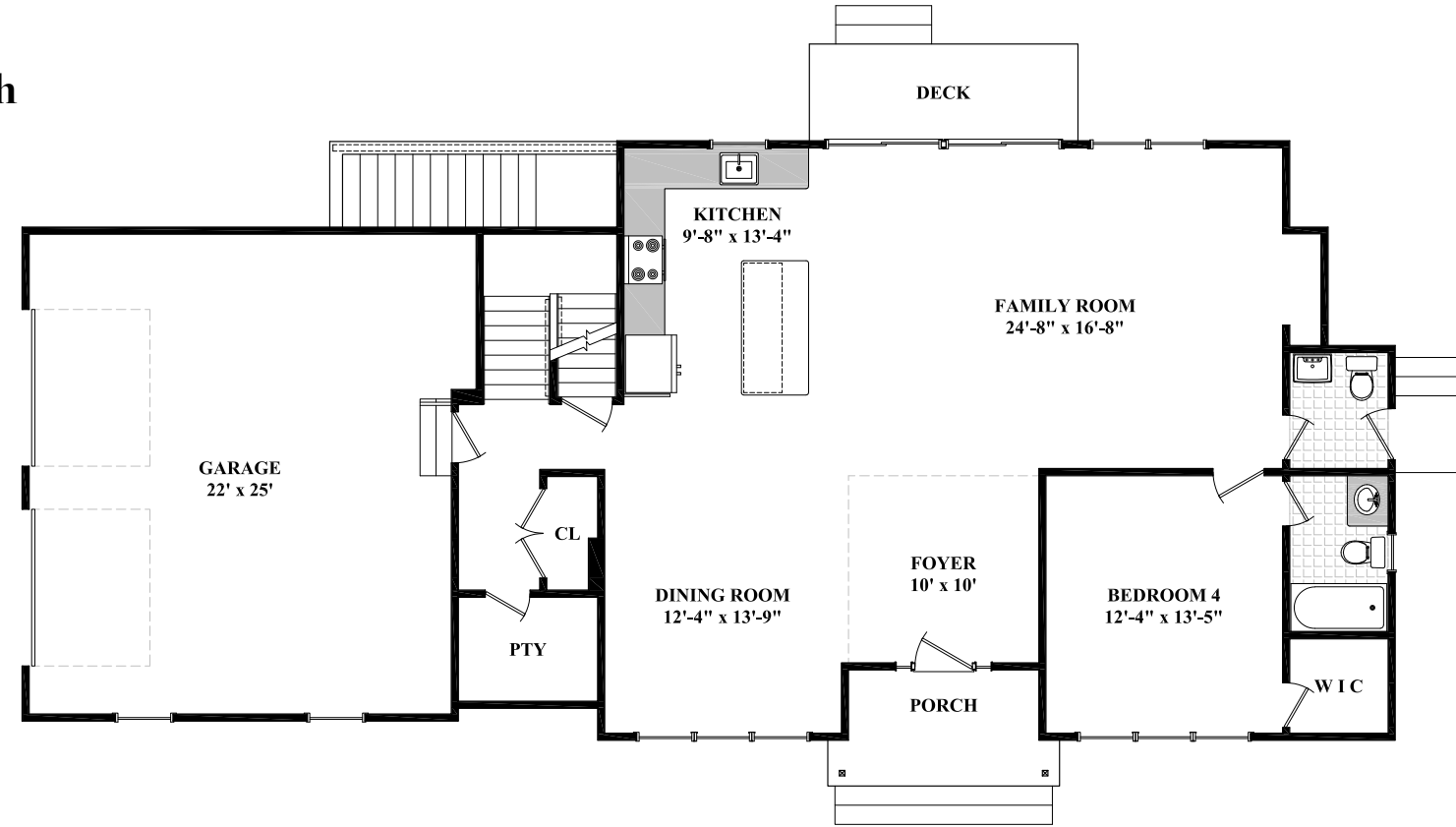
The neighborhood has the feel of a salty coastal village, with artsy boutiques, wineries and a string of posh antique shops. Beaches also abound nearby. Come to **Marina Estates** and experience the finest gifts Mother Nature has to offer — while you live in an ultra-luxury estate home of unparalleled design and quality.



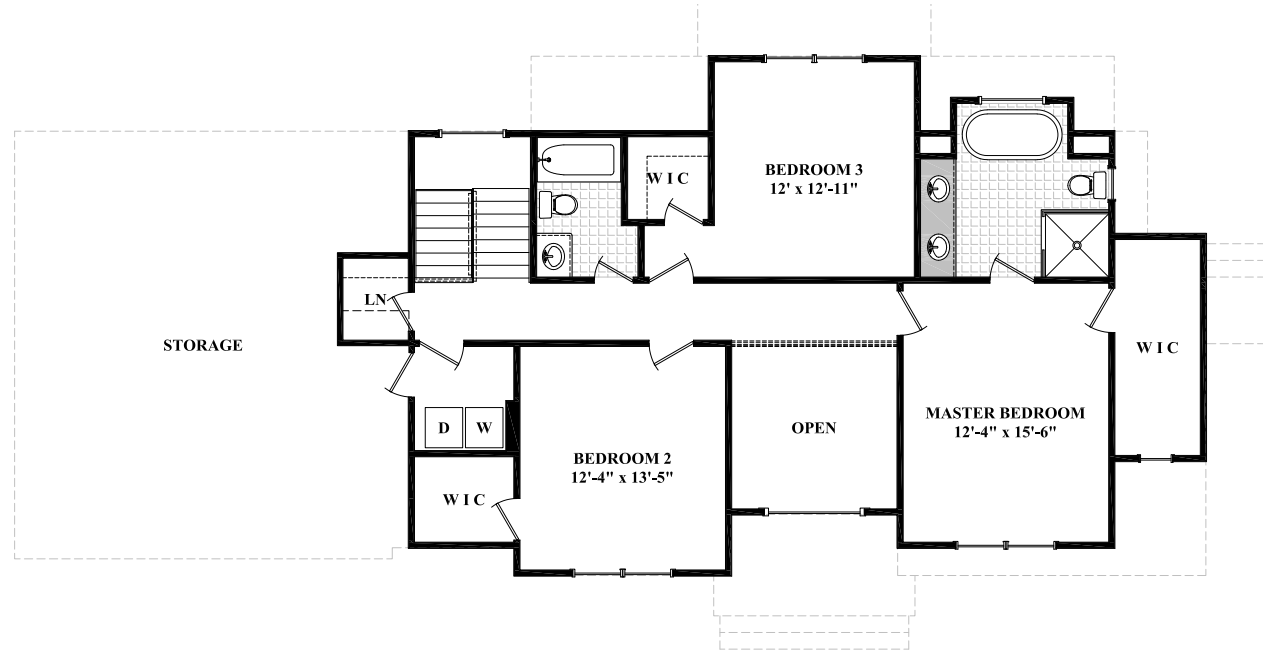
Artist Rendering



**The Zenith**  
First Floor



**The Zenith**  
Second Floor

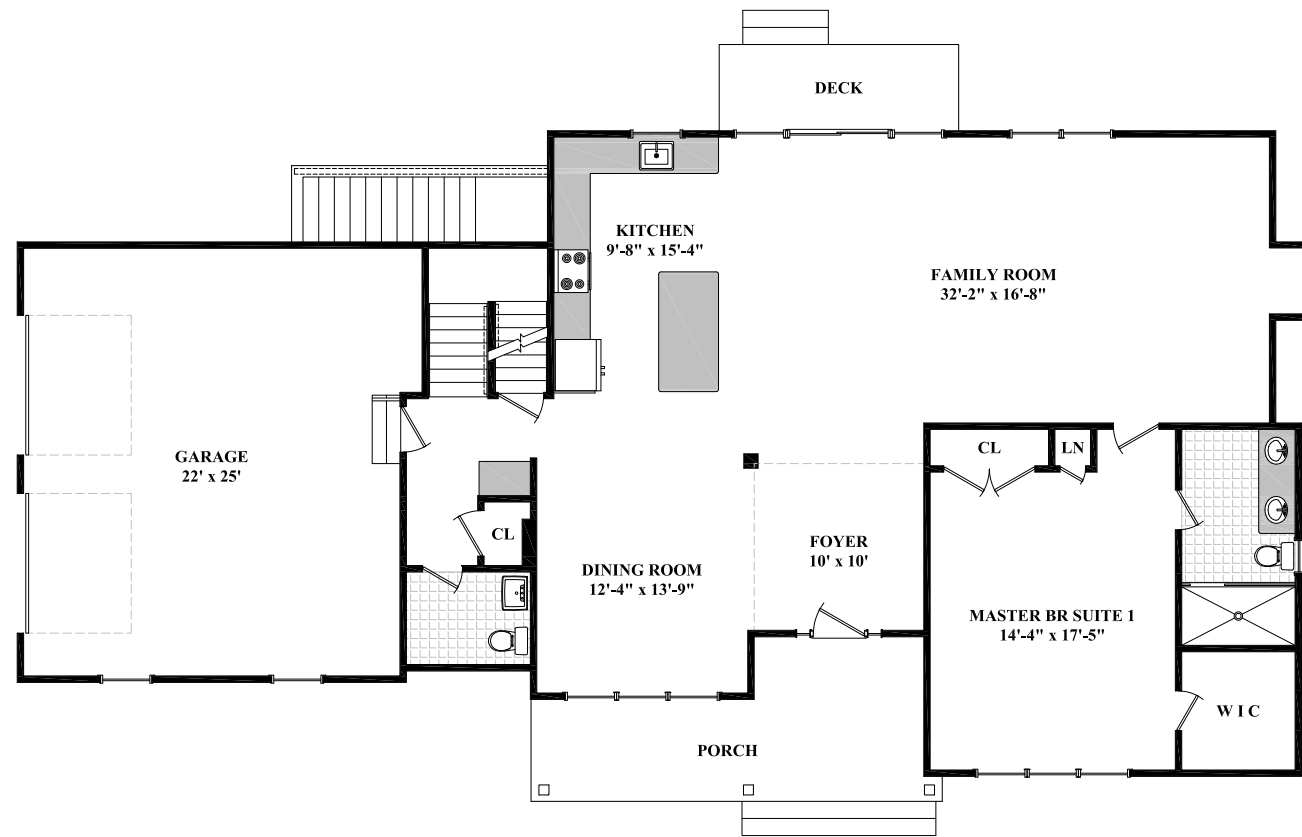




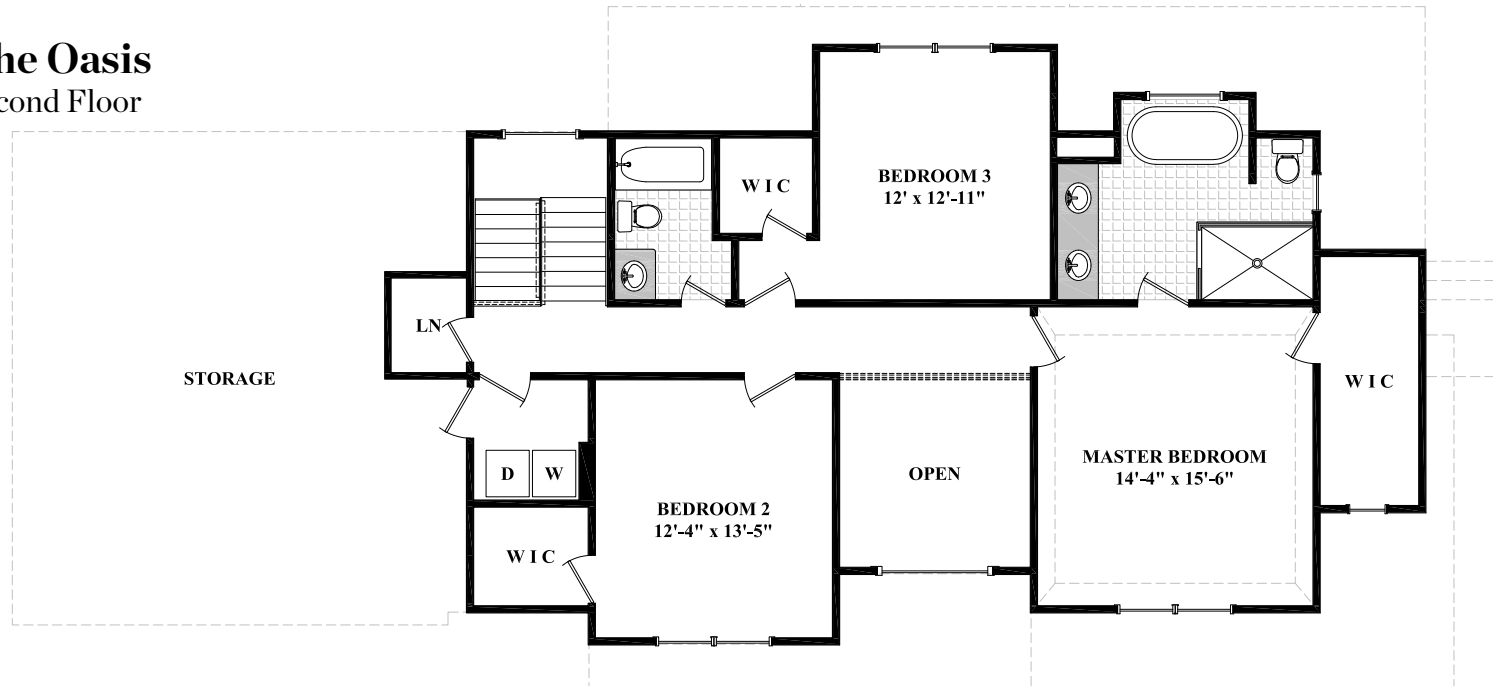
The  
Oasis

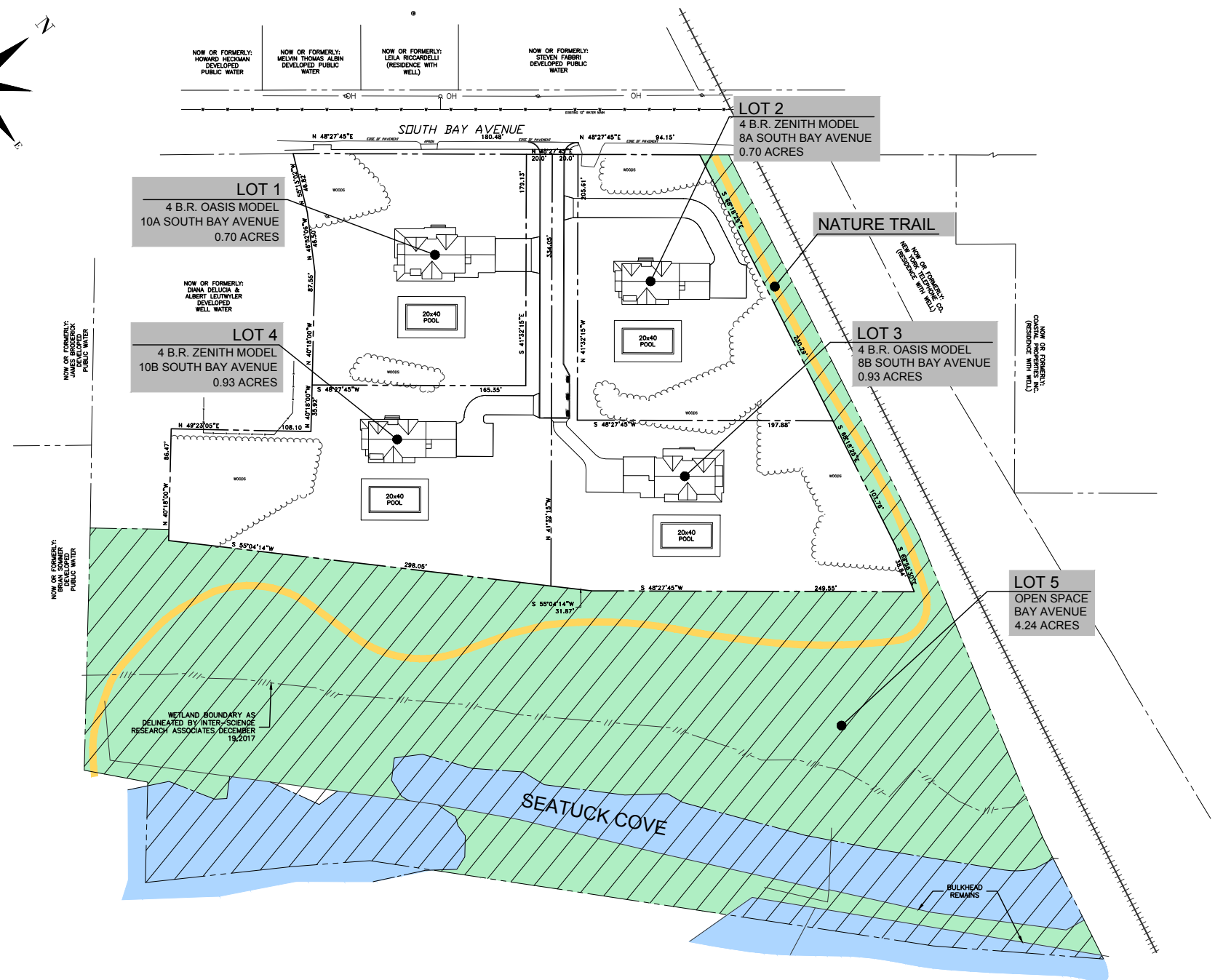
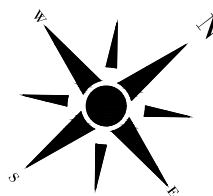


**The Oasis**  
First Floor



**The Oasis**  
Second Floor





# MARINA ESTATES AT SOUTHAMPTON TOWNSHIP



**LOT 1:** \$1,895,000

***The Oasis Deluxe***

Open Floorplan • High-end Luxury Finishes  
4 Bedrooms • 3.5 Baths • 4,546 Square Feet  
.69 Acre • Partially Finished Lower Level with  
10' Ceiling • 20x40 Heated Saltwater Pool  
Landscape Package

**LOT 3:** \$1,995,000

***The Oasis Deluxe***

Premium Back Lot • Open Floorplan • High-end  
Luxury Finishes • 4 Bedrooms • 3.5 Baths • .74 Acre  
4,546 Square Feet • Partially Finished Lower Level  
with 10' Ceiling • 20x40 Heated Saltwater Pool  
Landscape Package

**LOT 2:** \$1,749,000

***The Zenith Deluxe***

Open Floorplan • High-end Luxury Finishes  
4 Bedrooms • 3.5 Baths • 3,908 Square Feet  
.69 Acre • Partially Finished Lower Level with  
10' Ceiling • 20x40 Heated Saltwater Pool  
Landscape Package

**LOT 4:** \$1,995,000

***The Zenith Deluxe***

Premium Back Lot • Open Floorplan • High-end  
Luxury Finishes • 4 Bedrooms • 3.5 Baths • .93 Acre  
3,908 Square Feet • Partially Finished Lower Level  
with 10' Ceiling • 20x40 Heated Saltwater Pool  
Landscape Package

• Full furnished models available for viewing in Mattituck.

# Marina Estates

## Designer Luxury Inclusions

### LANDSCAPE SHRUBBERY AND GROUNDS:

- Front yard: cleared, final grade and thousands of square feet of sod with irrigation system.
- Side yards and backyard: cleared, final grade, sod with irrigation per layout. Flora, plants and mulch inclusion program.

### HEATED SALTWATER-POOL:

- Spacious, durable and chic inground, heated 20'x40' swimming pool.
- Stepping stone walkway; Estate fencing to code.

### BATHROOMS :

- Tub: White Acrylic; Custom crafted made in USA vanities with Silestone or quartz countertops from developer collections
- Faucets: Kohler or equivalent
- Master Bathroom Tub: Free standing soaking tub; Shower: Italian tile floorscapes and walls with frameless glass enclosure

### KITCHEN CABINETS:

- Custom crafted cabinets made in USA Appliances: 6-piece chef level stainless steel appliance program includes Bosch, Thor, Pro Range, Thermador, etc. Sink: Oversized Undermount Stainless Steel; Faucets: Kohler or equivalent
- Luxury Silestone/Quartz Countertops from Developer Collections

### LUMBER GRADES AND REGIONS:

- Douglas Fir lumber imported from Canada and California forests; Sheathing: OSB for walls, roof and subfloor; 2x4 exterior walls & interior partitions; Ceiling height: 9' 1st floor; 8' 2nd floor with vaulted front bedroom ceilings per plan

### EXTERIOR AESTHETICS AND SYSTEMS:

- Roof: 30-year warranty - Architectural roofing shingles Siding: Ultra Durable Hardie Board Siding
- Exterior Trim: Azek (or similar); PVC fascia boards, windows and doors trim, PVC outside corners; Soffits: white vented system
- Front Porch Deck: TREX/TimberTech (or similar) decking and PVC trim boards.
- Front Door: Fiberglass with 3/4 glass and two 12" sidelights; Garage Door: Barn-style doors insulated, steel fortified
- Gutters & Leaders: 6" half round artistic gutters and 4" leaders

**INSULATION SYSTEMS:** Surpassing NYS Energy Star standards. Specially conditioned attic and lower level. High-efficiency spray foam in the attic and drape wall insulation on lower-level. 1" ridged insulation board under siding. Note: Specifications on this sheet subject to change based on stock availability, market conditions, and Pandemic related factors.

### INTERIOR:

- Windows - All Pella Platform Lifestyle designer series double hung windows with screens
- Sheetrock: ½" field screwed
- Smart Home Integration Systems with hardwired Alarm
- Open Railing Systems with square balusters Staircase: 1st floor to second floor, pine stringers and risers with oak steps  
Lower-level Staircase: Oak or Pine - model dependent.

**FLOORING:** 3/4 Sub Flooring: T&G glued and nailed; First and Second floor: Solid 4" White Oak

### TRIM SYSTEMS:

- Base Trim: 5 1/2" paint grade.
- Doors and Windows Trim: 3 1/2" paint grade. Doors: Solid Core, Two panel, 7' high Closets: Ventilated closet shelving system

**HEATING/AC:** Heat: 2-zone Hot Forced Air; Hot Water: 50-gallon gas fired; Fuel: Safe and Clean Propane Gas. Air Conditioning & Ventilation Systems: 2-zone: AC Equipment by Lenox; ERV System: Energy Recovery Ventilator & Fresh Air Supply System

### ELECTRIC:

- Interior: Lighting: Kitchen, Halls, Baths, All BR's & Bathroom LED recessed lights on All 3 Levels; GFI: Bathroom, Kitchen, Garage & Exterior; TV Jacks: Five; Phone Jacks: One; Smoke Detectors + CO2 Detectors to code - Exterior Outlets: Two. Video Camera Doorbell.

**PAINTING:** Ceilings and closets: White throughout; Walls: One unifying custom color if applicable; Interior Trim: White Semi-gloss (2 coats)

**PLUMBING:** Interior Waterline: PEX Piping; Water Waste: PVC; Exterior Water Connections: Two; Washer & Drier Connection (Propane Gas) Main Water Shut Off

**DRIVEWAY:** Gravel: 1-2 cars wide with decorative paver apron; Artistic Paver walkway to front porch

**FIREPLACE:** Gas burning with artistic marble surround and wood mantle painted white

**LOWER-LEVEL:** Outside entrance with ½ glass entry door 9' or 10'. Poured reinforced concrete walls, exterior waterproofing, full-perimeter draped insulation, finished ceiling, lighting package and sound dampening modern chic flooring system. Ultra-solid Floor underpinning: via 4" poured concrete.

Note: Specifications on this sheet subject to change based on stock availability, market conditions, and Pandemic related factors.



<<SCAN to watch property tour video of Manor Estates.



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DEE AND KATE ESTATES  
*at Corcoran*

2022 Top Producing Team, Westhampton Beach

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Dee Bonner and Katie Doubleday of Dee & Kate Estates at Corcoran are a mother/daughter team with a vast knowledge of real estate in the Hamptons. They love what they do and it shows; they are passionate about providing impeccable service to their clients with integrity and loyalty. They take pride and joy in participating in all aspects of real estate from working with real estate investors who flip properties to being a strong advocate for buyers and sellers alike to being team players in the real estate community. Dee and Katie wake up every day ready to do what it takes to provide a high level of service to each one of their clients and customers while truly enjoying what they do. They come alive when they participate in real estate and couldn't imagine doing anything else.

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