

OCEANFRONT COMPOUND

38 TWO MILE HOLLOW ROAD, EAST HAMPTON



EXCLUSIVELY REPRESENTED BY SUSAN AND MATTHEW BREITENBACH

Kitchen & Common Areas





38 TWO MILE HOLLOW ROAD, EAST HAMPTON

East Hampton. Located off East Hampton's finest address, Further Lane, you will find this extraordinary estate designed by the talented architecture firm AML. With almost three acres of oceanfront, this unique property has everything required for a world class retreat. The stunning shingle-style main house, pool house, and additional large party house, as well as beachfront bungalow represent a true oceanfront compound. Perfect for entertaining with style, the free form pool, Har-tru tennis court and a rarely found beach side cabana all provide ample outside entertainment areas. The best Oceanfront package on the market. Please email breit@corcoran.com to be sent custom property brochure.

Tri-Exclusive \$39.5M WEB# 26532

Bedrooms



Exteriors



Features & Amenities



- Traditional
- 2 Stories
- Built in 2013
- 3 Acres
- Cedar exterior
- South of the Highway

- 8 Bedrooms
- 9.5 Bathrooms
- 8,000 SF +/-
- Library
- Private guest quarters

- Eat-in kitchen
- Formal dining room
- 5 Fireplaces
- Pool House

- Heated gunite pool with spa
- Har-Tru Tennis Court
- Outdoor Shower
- Oceanfront

Site Plan & Aerial

EXISTING LOT COVERAGE: 20%
 (INCLUDES TENNIS COURT + 50' SWIMMING POOL & COVERING DECK POOL BEACH CABANA W/DECK & STEPS)
 PROPOSED LOT COVERAGE: 18.08%
 (INCLUDES TENNIS COURT PROPOSED TENNIS COURT PROPOSED DWELLING GARAGE & COVERED POOL SPA STAIRCASE & TERRACE & BEACH C. SEE ARCHITECTURAL PLAN ZBA - 2 ADDITIONAL



When the Flood Zone X is shown on this map, it is for informational purposes only. It does not constitute a flood hazard determination. For more information, please contact the local floodplain manager.

IMPROVED LOT COVERAGE: 20%
 (INCLUDES TENNIS COURT + 50' SWIMMING POOL & COVERING DECK POOL BEACH CABANA W/DECK & STEPS)
 PROPOSED LOT COVERAGE: 18.08%
 (INCLUDES TENNIS COURT PROPOSED TENNIS COURT PROPOSED DWELLING GARAGE & COVERED POOL SPA STAIRCASE & TERRACE & BEACH C. SEE ARCHITECTURAL PLAN ZBA - 2 ADDITIONAL

TWO MILE HOLLOW ROAD
 EXISTING WATER MAIN IN STREET

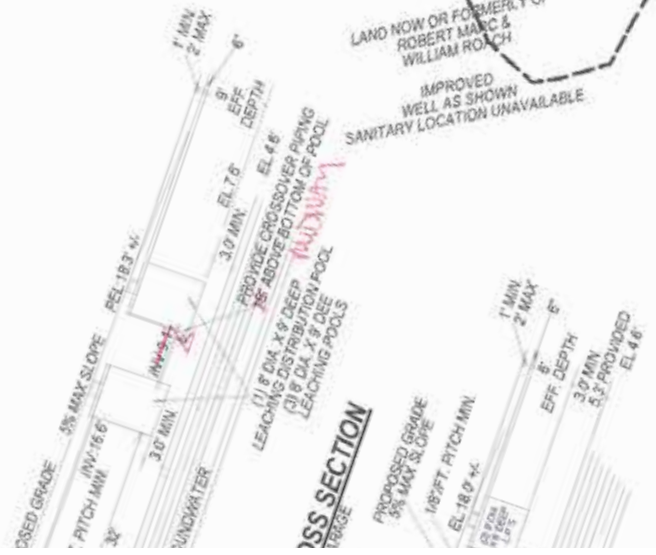
CONSERVATION

LAND NOW OR FORMERLY OF THERESA INCAGNOLI & RICHARD H. POLLAK
 IMPROVED WELL & SANITARY IN EXCESS OF 200'

LAND NOW OR FORMERLY OF ROBERT MARIC & WILLIAM ROACH
 IMPROVED WELL AS SHOWN
 SANITARY LOCATION UNAVAILABLE

CROSS SECTION
 DWELLING EXPOSURE + GARBAGE DISPOSAL

CESS SECTION
 TRAP





Ranked #1 Broker in the Hamptons by the WSJ 2011&2012

Over \$2 Billion in Sales

Ranked #2 Broker Nationwide by WSJ 2012

#1 Broker at Corcoran 2009-12: Sales Volume, Units Sold & Exclusive Listing Broker

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Susan M. Breitenbach

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