



AMENITIES | 134 MONTAUK HIGHWAY, WESTHAMPTON

*2,421 Interior sf. | .59 Acres | Covered Porch | 1,250 sf. Basement
4 Bedrooms | 4 Full Bathrooms | 1 Half Bathroom | Attached 2-Car Garage*

FIRST FLOOR

- 9' Ceiling Height
- 20' Foyer
 - Coat Closet
- Living & Dining Area
- Eat-In Kitchen
 - East End Country Kitchen (*Now Pizera*)
 - Quartz Countertops
 - Whirlpool Appliance Package
- Formal Dining Room
- Mud Area
 - Laundry
 - Powder Room

SECOND FLOOR

- 8' Ceiling Height
- Master Suite
 - Cathedral Ceilings
 - His & Her Custom Walk-In Closets
 - Master Bathroom
 - Double Sink Vanity
 - Shower
- En-Suite Bedroom
 - Walk-In Closet
- Two Additional Bedrooms
 - Shared Jack & Jill Full Bathroom

LOWER LEVEL

- Living Area
 - Kitchenette
- Two Additional Bonus Rooms
- Laundry/Storage Area
- Full Bathroom



BACKYARD

- Outdoor Shower
- In-Ground Swimming Pool
 - 16' x 32'
 - Chlorine
 - Vinyl
- Mahogany Deck
- Expansive Paver Patio
- Fully Fenced

ADDITIONAL HOUSE INFORMATION

- Built In 2019
- 2,421 Interior Sqft. Home
- 3.5" Hardwood Flooring Throughout
- Led Lighting Throughout
- Custom Tiled Bathrooms
- Anderson 400 Windows
- Solid Wood Doors Throughout
- Honeywell Thermostats
- Central Vacuum
- Covered Porch
- Fully Repainted Interior

PROPERTY & HOME EXTERIOR

- Attached 2-Car Garage
- Custom Landscaping
- Irrigation System
- Cedar Siding
 - Recently Powerwashed
- Asphalt Roof (2019)
- Driveway
 - Pea Gravel

UTILITIES

- Fuel Source: Propane
 - 2 Zone Forced Air A/C & Heat
- Hot Water/Boiler: Navien On-Demand