

Shelter Island Retreat with Water Access,  
Heated Gunite Pool & Pool House

3 CONRAD ROAD





### Shelter Island Retreat with Creek Access

Set on a quiet street in the Montclair Colony section of Shelter Island, this newly renovated four-bedroom, three-bath ranch offers the ease of single-story living with the feel of a private retreat. Surrounded by mature hedges on a flat 0.70-acre parcel, the property features a detached two-car garage, two driveways with cobblestone edging, and a pool house.



### Main Living Spaces

Designed for seamless living and entertaining, the main level flows effortlessly from the living room into a dining area and kitchen. A gas fireplace anchors the main living space, and doors to the outdoors complete the area.



### Chef's Kitchen

The custom kitchen is outfitted with a premium 36-inch Sub-Zero, and Wolf appliance suite—including a range and refrigerator (both new as of 2025), a dishwasher, and a wine fridge.





Dining Areas



## Primary Suite

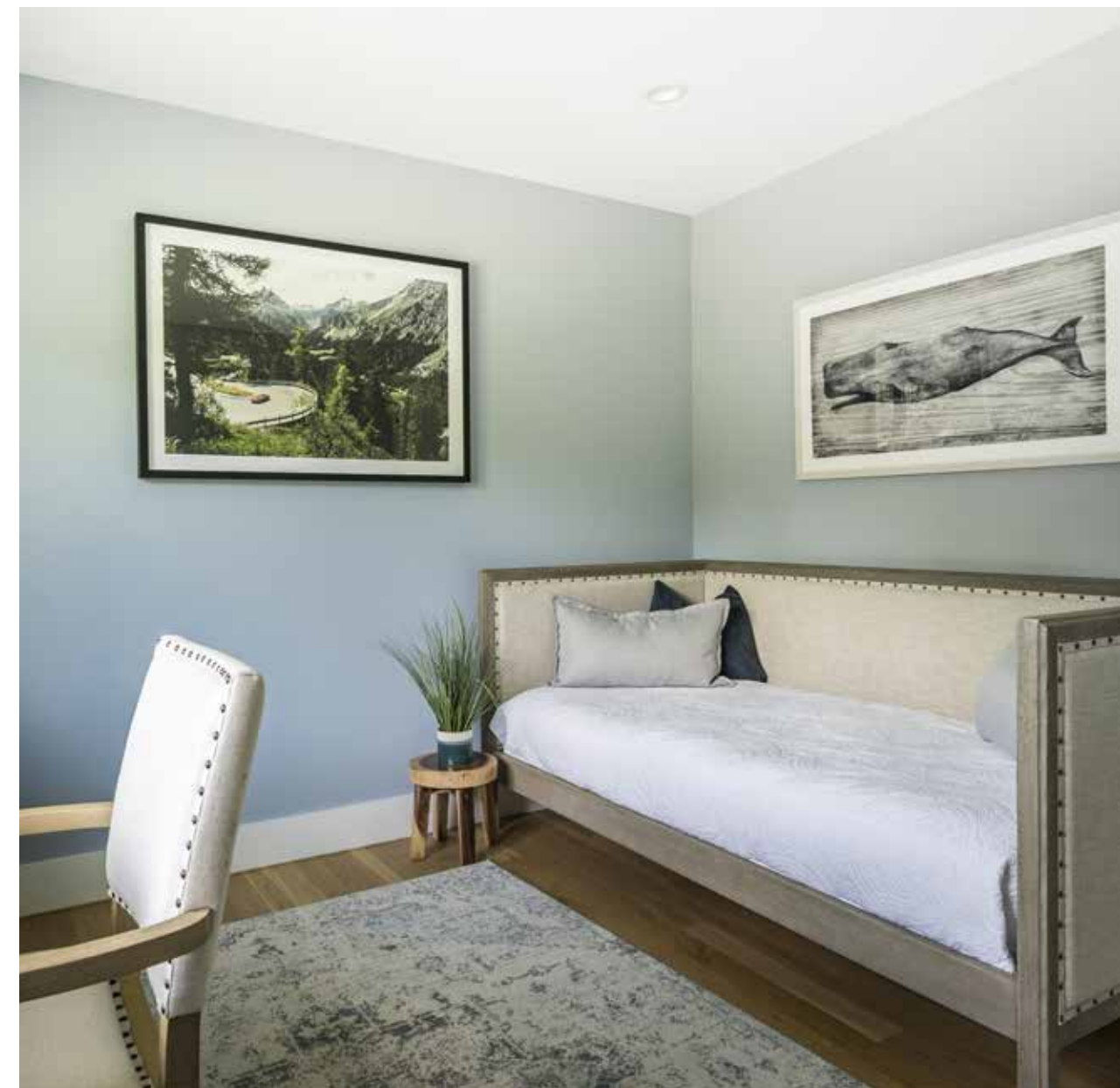
The thoughtfully designed floor plan includes two separate bedroom suites. The primary suite features a walk-in closet, a spa-inspired bath with soaking tub, and direct access to a private bluestone patio.





### Junior Primary Suite

A junior primary suite offers doors to the outside, its own ensuite bath and walk-in closet, while two additional guest bedrooms share a third full bath.



Two Additional Guest Bedrooms

## Outdoor Oasis

Outdoor spaces are equally well considered, with two bluestone patios extending the living areas outdoors—one adjoining the primary suite and another just off the main entertaining space. The backyard is centered around a heated 20x40 gunite pool, complemented by an outdoor shower and a fully equipped pool house with kitchenette and full bath.





## Pool House

The pool house features a full bathroom, kitchenette, TV, lounge area, and outdoor shower.



## FEATURES & AMENITIES

### General:

- .70+/- acre manicured, hedge-lined lot
- 1,894 sq. ft. of single-story, open-concept living space
- 4 bedrooms
- 4 full bathrooms
- HVAC: Two-zone, high-efficiency propane system.
- Complete spray foam for high-energy efficiency.
- Private well water
- Upgraded septic
- Drip-line irrigation system.

### Outdoors:

- Landscaped resort-style grounds
- Gunite pool
- Pool House with a kitchenette
- Outdoor shower
- Expansive bluestone patios
- Various lounging decks
- Meticulously landscaped with an irrigated garden, specimen trees
- Detached two-garage

### Main Home:

- Gas Fireplace
- Primary Suite with walk-in closet, a spa-inspired bath with a soaking tub, and direct access to a private bluestone patio
- Junior Primary Suite located in a separate wing with an ensuite bath and walk-in closet.
- Two additional bedrooms sharing a third full bathroom
- Laundry Room
- Custom cabinetry, full 36-inch Bertazzoni, Wollfe, SubZero appliance suite (range, refrigerator, dishwasher, and wine fridge), Newport Brass fixtures, Duravit sinks, Baldwin hardware, and Tom Dixon lighting.
- Hardwood and ceramic tile throughout







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