



BAT

COMPASS

*Water Views and an Exceptional Bayfront Lifestyle Just
Minutes from Beaches and the Peconic Beach & Tennis Club*

141 NORTH ROAD, HAMPTON BAYS

Water Views and an Exceptional Bayfront Lifestyle
Just Minutes from Beaches and the Peconic Beach
& Tennis Club

Offering approximately 3,052 square feet of thoughtfully designed living space, on 1.27 acres+/-, this spacious residence blends open-concept entertaining with private retreats, all set moments from the bay in the coveted Tuckahoe area of Southampton.







Main Living Spaces

The main level is designed for effortless living and entertaining, featuring expansive living and dining spaces that flow seamlessly into a well-appointed kitchen centered around a large island. Water views provide a picturesque backdrop from the living room. Covered outdoor living areas extend the home's entertaining spaces and invite year-round enjoyment.



Kitchen & Dining Areas





Junior Primary Suite

First-floor bedroom suite with a walk-in closet and ensuite bath offers flexibility for guests, extended family, or a private home office.



Primary Bedroom

Upstairs, the primary suite serves as a peaceful sanctuary complete with a walk-in closet, private bath, and balcony overlooking the water. Two additional bedrooms, a full bath, and an oversized family room provide generous accommodations for family and guests, while a second balcony further enhances the indoor-outdoor lifestyle.



Two Additional Upstairs Guest Bedrooms



Outdoor Living

Outside, enjoy a private backyard retreat featuring a fenced-in in-ground pool, expansive patio, and ample lawn space for recreation and entertaining. Ideally positioned near the bay and just moments from the Peconic Beach & Tennis Club, the property offers easy access to some of the area's most desirable waterfront amenities.



FEATURES & AMENITIES

General:

- 3,052 +/- SF
- 1.27 +/- acres
- Water views
- Close proximity to the bay
- Two-car garage
- Attic storage
- Southampton School District

Outdoors:

- Private backyard retreat
- Fenced-in in-ground swimming pool
- Expansive patio for entertaining
- Generous lawn area
- Near the bay
- Moments from Peconic Beach & Tennis Club
- Convenient access to waterfront amenities, beaches, and recreation

First Level:

- Expansive living room with water views
- Open dining area
- Well-appointed kitchen with center island
- First-floor junior primary bedroom suite with Walk-in closet & Ensuite bath
- Doors to the Pool
- Laundry room

Second Level:

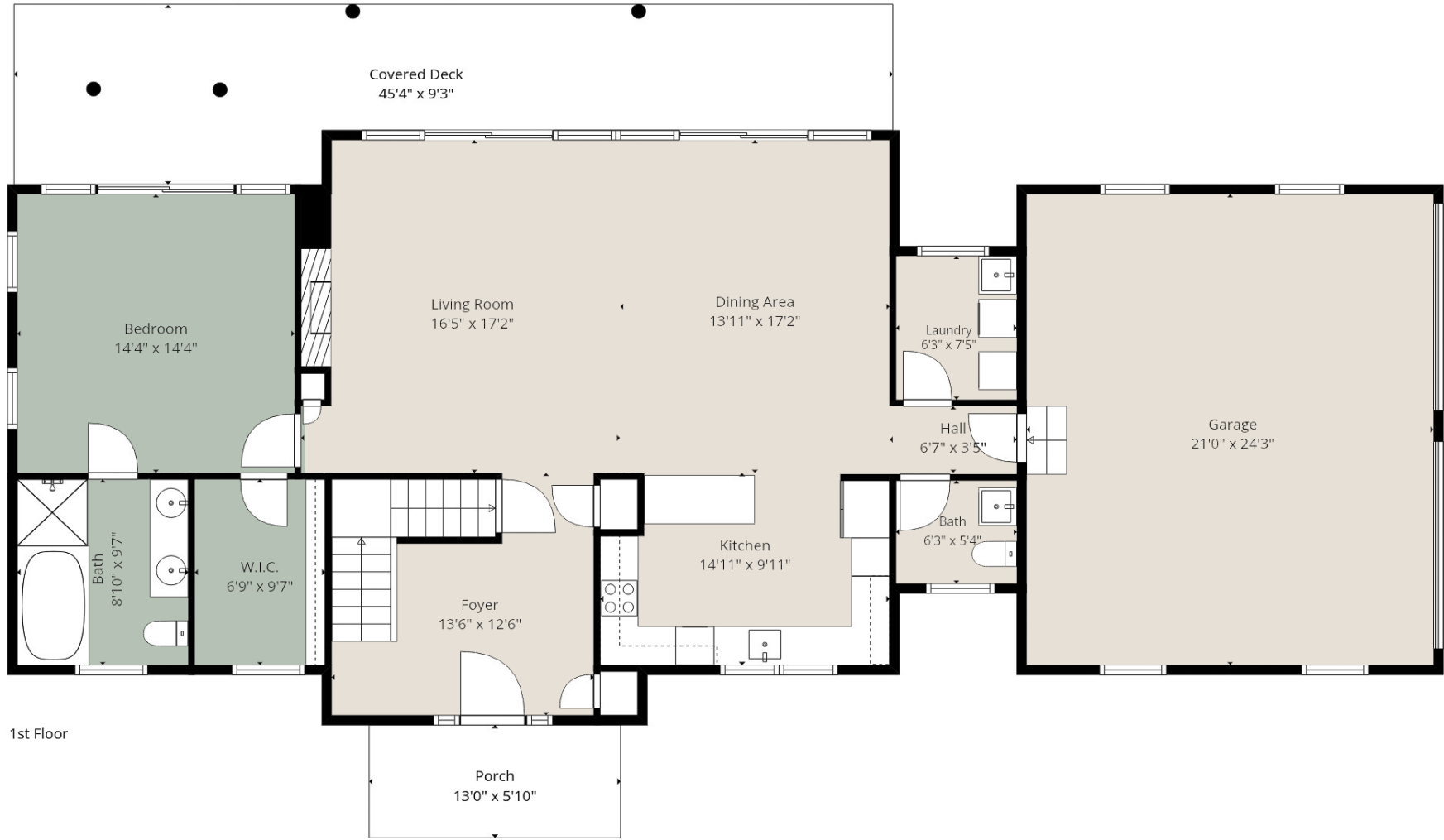
- Primary suite with soaking tub & seperate shower
- Two Guest Bedrooms
- Guest Bath

Lower Level:

- Large unfinished basement with abundant storage and future potential



First Floor



Second Floor



This hand-drawn site plan illustrates the layout of a 2-story residential building and its associated features. The building is a rectangular structure with a central section labeled "2 STORY RE BOWL" and two side sections labeled "WOOD DECK" and "WOOD DECK". The building is oriented with its long side facing the bottom right. A "POOL" is located to the left of the building, and a "DRIVEWAY" is shown to the right. The plan includes various dimensions and labels for different areas and features.

Building and Deck Details:

- WOOD DECK:** Located on the left side of the building, with a width of 14.7' and a length of 29.7'.
- 2 STORY RE BOWL:** The central part of the building, with a width of 16.7' and a length of 23.0'.
- WOOD DECK:** Located on the right side of the building, with a width of 12.0' and a length of 23.0'.

Pool and Driveway:

- POOL:** A rectangular pool with a width of 20' x 40' and a length of 125'.
- DRIVEWAY:** A curved driveway leading from the bottom right towards the building, with a width of 10.0' and a length of 20.0'.

Other Features and Dimensions:

- SEASONAL (0.62 AC):** A large area on the left side of the plan, possibly a lawn or garden.
- 64':** A dimension indicating the width of the pool area.
- 125':** A dimension indicating the length of the pool.
- 12.5':** A dimension indicating the width of the driveway.
- 20.0' x 40':** The dimensions of the pool.
- 14.7' x 29.7':** The dimensions of the left deck.
- 16.7' x 23.0':** The dimensions of the central building section.
- 12.0' x 23.0':** The dimensions of the right deck.
- 10.0' x 20.0':** The dimensions of the driveway.
- 10.0' x 20.0':** The dimensions of the common access area.
- 10.0' x 20.0':** The dimensions of the common access area.
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631.255.6221

bat@compass.com

www.breitenbachadvisory.com

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