

3A/3B
PANDION
ROAD

WATERFRONT BUY & BUILD OPPORTUNITY



BAT

COMPASS



Waterfront Buy and Build Opportunity with 875 Feet of Waterfront

With 875 feet of water frontage, this six-acre, two-parcel offering along Coecles Harbor comes with architectural plans fully approved by both the Suffolk County Department of Health Services and the Department of Environmental Conservation, clearing the way for your vision to become reality.



Proposed Plan

Conceptual renderings reveal the possibilities: a modern main residence of approximately 6,000 square feet, complemented by a 3,000-square-foot guest house—just one of many configurations available. With two separate parcels, you can build a main home and guest retreat or create two sister residences, each with spectacular water views.

Proposed House

The conceptual renderings revealing a modern main house and modern guest house and proposed site plan, reveal just a glimpse into the type of compound one could build here. The options with this offering are vast and exciting.





Two Parcels

The six-acre parcel is divided in two, so that the next owner can build a main residence on the first parcel and a guest house on the 2nd or build a sister home on each lot.



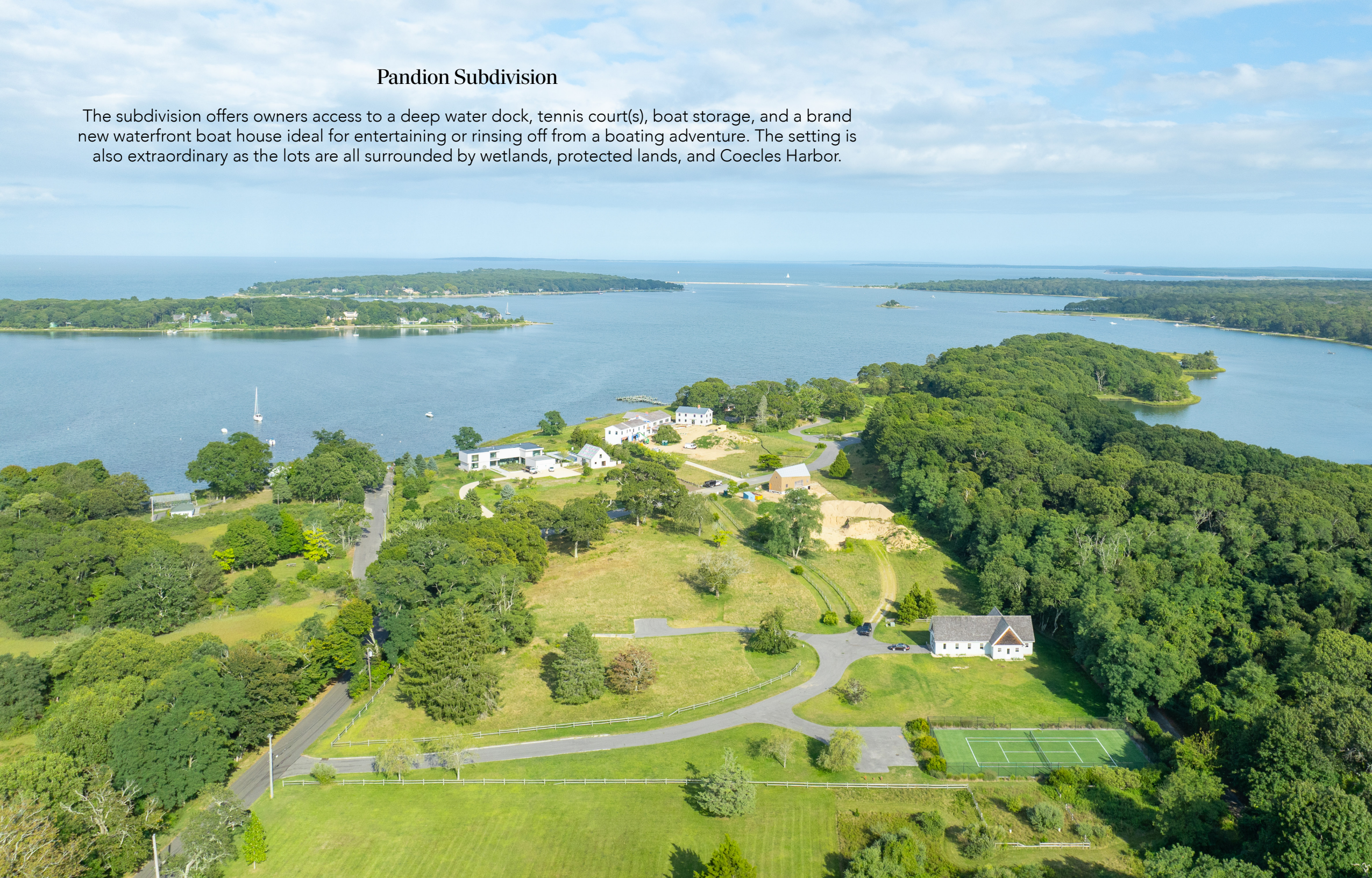
Waterfront Oasis

Boating enthusiasts will appreciate the multiple docking options and included harbor mooring, providing effortless access to Sag Harbor, the North Fork, and beyond. Located just five minutes from the Shelter Island South Ferry and only a mile from the center of town, this property combines total seclusion with ultimate convenience.

Owners enjoy access to a shared community dock with six slips—each accommodating boats up to 30 feet. Enhancing the property's appeal even further, the lot also includes eligibility to build a private dock up to 100 feet in length.

Pandion Subdivision

The subdivision offers owners access to a deep water dock, tennis court(s), boat storage, and a brand new waterfront boat house ideal for entertaining or rinsing off from a boating adventure. The setting is also extraordinary as the lots are all surrounded by wetlands, protected lands, and Coecles Harbor.







Endless Waterviews

At your waterfront home, enjoy views of Coecles Harbor, Mashomack Preserve, Ram Island, and Gardiners Bay in the distance, and countless sunrises.

