

AUCTION

October 24

Previously \$7,995,000

Minimum Bid Only \$3,199,000

40 Rowing Street
East Patchogue, New York



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40 Rowing Street is located in East Patchogue, NY on the south shore of Long Island, approximately 60 miles from Manhattan and close to shopping and dining in the charming Village of Bellport. The house is set on 9.25 private, gated acres overlooking the Great South Bay, surrounded by 70 acres of conservation land and 360 feet of beach waterfront – ensuring total privacy in perpetuity. Originally custom built in 2009 by the current owners, the home is comprised of timeless elements, refined details and masterful construction that evoke a comfortable elegance.





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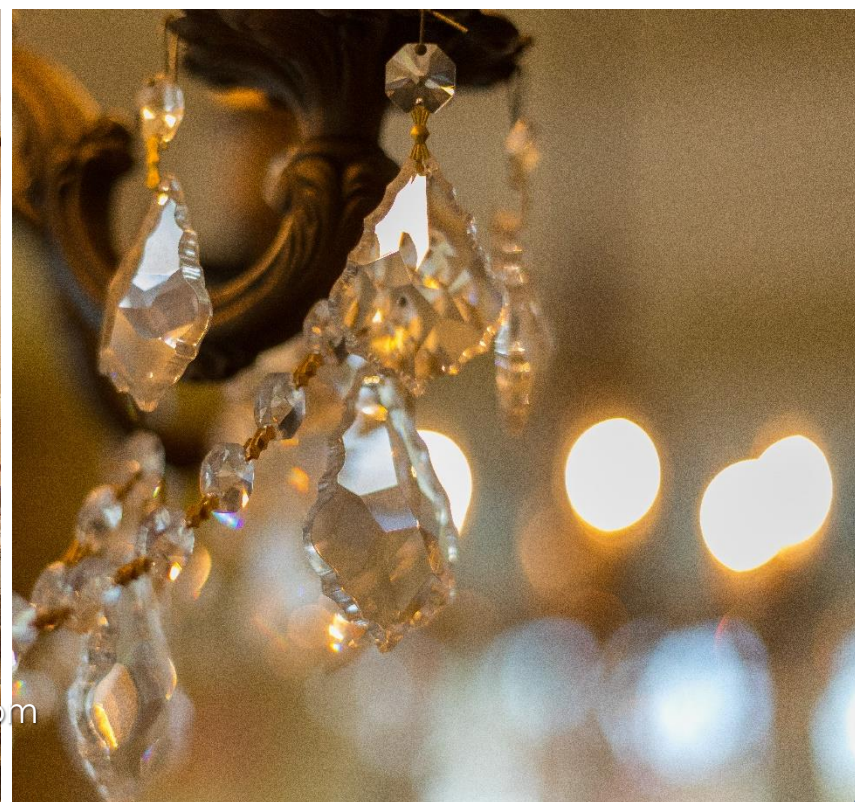


Features

Bedrooms	4
Bathrooms	4 Full / 1 Half
Living Area	7,901 sq ft (approx.)
Lot Size	9.25 acres (approx.)
Type	Traditional/Custom
Year Built	2009
Garage	3-Car attached
Fireplace	1
Central A/C	8-zones heating/cooling
Pool	In-ground gunite saltwater
Schools	South Country
Taxes (18/19)	\$47,970 (approx.)



The open concept kitchen is well equipped for large-scale entertaining. The kitchen is outfitted with a Wolf combination gas range and electric double oven, Sub-Zero refrigerators and a freezer, two Miele dishwashers, a Miele steam oven, and a Dacor food warmer. The front cabinetry is made from Cherrywood and has exquisite brass hardware. In the center of the kitchen is a large prep island with seating, storage, two sinks, and a granite countertop. Next to the kitchen is a butler's pantry with walls of storage, sink, and dishwasher. There is a wine refrigerator with capacity for 384 bottles.





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The 7,901 sq ft mansion is clad in Western Red Cedar and topped by an Alaskan Yellow Cedar roof and has 4 bedrooms, 4 full bathrooms, and 1 half bathroom. Solidly constructed with a steel structural frame and state-of-the-art materials, the home is a masterpiece of design. Front doors open to an inviting double height entry foyer with a wall of Loewen windows that flood natural light into the home. The generously sized formal living and dining rooms are oriented to the rear-facing southern exposures.

The living and dining rooms overlook a fabulous open rear IPE deck with glass railing surround, covered porches, an in-ground gunite heated saltwater pool, a hot tub, a summer kitchen and views of the majestic Great South Bay. The living room features a fireplace and handsome built-in cabinetry. The library has floor-to-ceiling shelves, pocket doors and water views. It leads to the two first level bedrooms, each having an en-suite bath and full closets with built-in cabinetry.

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The main staircase leads to the master suite, which has a vaulted ceiling and a wall of windows overlooking a secluded deck with pristine views of the Great South Bay. The luxurious master bath features two vanities with sinks, a soaking tub, and a steam shower. There is a palatial closet with built-in cabinetry, and access to an outdoor deck that also serves the guest suite. Adjacent to the master suite is a spacious office/craft room with a large cedar closet and built-in custom cabinetry. A rear staircase leads to a second level guest suite with high ceilings and access to a roof deck with panoramic water views. There is radiant heat throughout the second level.





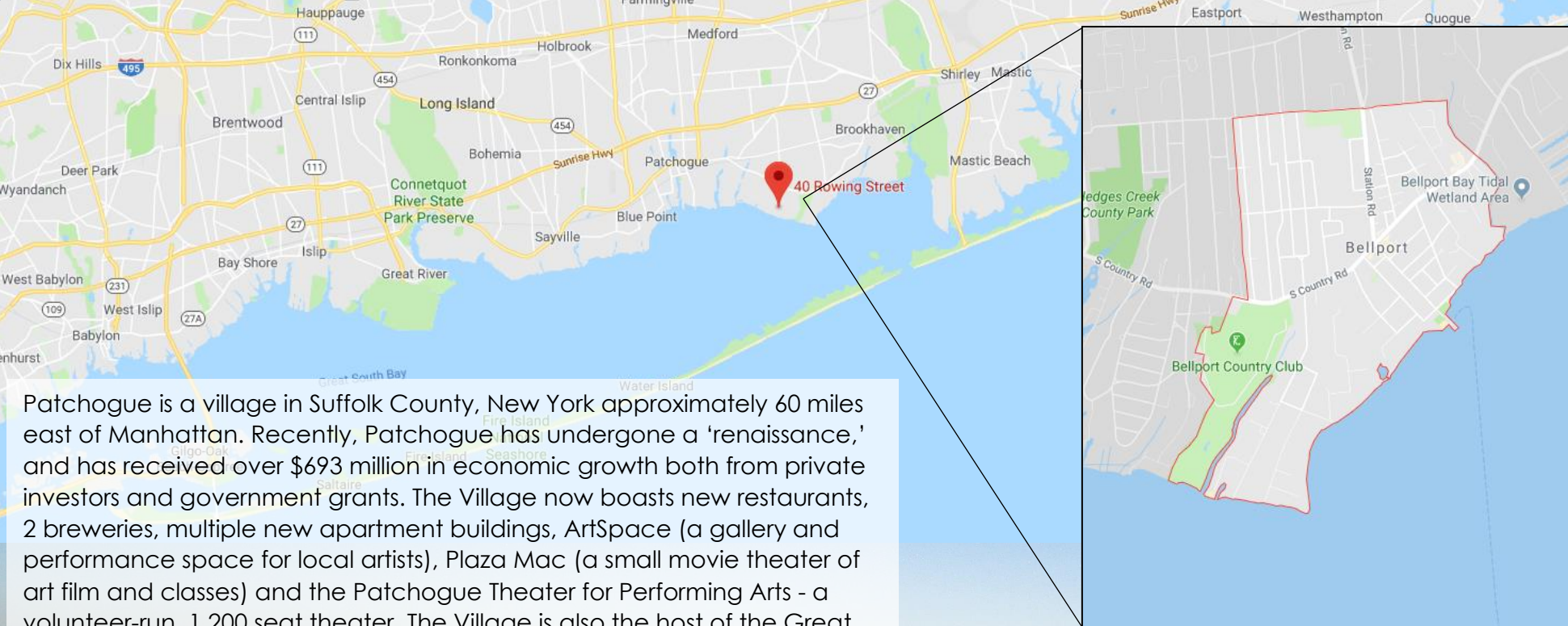


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Thoughtfully designed and crafted for ease of living and comfort, 40 Rowing Street has many luxurious modern amenities. The outdoor IPE decking systems are placed with concealed fasteners. There is a lightning protection system, surge protector, and full house generator. The water service has a leak detection system and an automatic shutoff. There is a water treatment system, two boilers with a 1000-gallon oil tank, a 500-gallon propane tank, 8-zone central air-conditioning, a central vacuum, an irrigation system, and a snow melting system in the handsome copper gutters. There are two storage sheds, and the pool has a retractable cover. The attached three car garage has built-in storage and a pet grooming station. Landscape lighting illuminates the beautiful decks and gardens at night.

With the finest materials, finishes, and craftsmanship woven into the fabric of its custom construction, this wonderful property is designed for refined living and fabulous entertaining in a setting where the sanctuary of nature's waterfront beauty has been preserved to enjoy.





Patchogue is a village in Suffolk County, New York approximately 60 miles east of Manhattan. Recently, Patchogue has undergone a 'renaissance,' and has received over \$693 million in economic growth both from private investors and government grants. The Village now boasts new restaurants, 2 breweries, multiple new apartment buildings, ArtSpace (a gallery and performance space for local artists), Plaza Mac (a small movie theater of art film and classes) and the Patchogue Theater for Performing Arts - a volunteer-run, 1,200 seat theater. The Village is also the host of the Great South Bay Music Festival and Alive After Five summer festival series. Patchogue has implemented multiple 'Green' initiatives, and was the first Long Island village to ban single use plastic bags and Styrofoam.

40 Rowing Street is conveniently located near Bellport village. Bellport's encapsulated charm, artsy flavor, and celebrity associations make it alluring to those with tastes that go beyond the salt hay. Bellport is one of the best kept secrets of Long Island, a New England-style town whose main intersection is still called "the four corners." The main road through town, South Country Road, is peppered with restaurants, quaint shops, a deli, an antique store, a thrift shop and the Gateway Theater.





How to Participate

- 1. Tour Property:** September 13, 5-8pm | September 21, 3-6pm | October 5, 3-6pm. Please call 212.867.3333 or email info@prusa.com to confirm your attendance.
- 2. Access Due Diligence Information:** Email info@prusa.com to request access to the Due Diligence Information (which includes Interior Photos, Site Plan, Survey, Floor Plans, and more). We will email you a username and password so you may view this information.
- 3. SUBMIT WRITTEN BID BY DEADLINE: 4PM THURSDAY, OCT 24:** You must submit (a) a written bid, and (b) 10% deposit (by bank check or wire) by the bid deadline (4pm on October 24). Complete instructions are included in the Due Diligence Information. See terms at prusa.com.

Subject to prior sale. Submit bid any time. Broker participation invited.

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About Daniel Gale

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