

2 Seaforth Lane, Lloyd Neck, NY 11743

List Price: \$2,495,000

<b>ML#:</b> *1431428	Residential	1 Family, Det	<b>LSC:</b> NEW
<b>Sec/Area:</b> Fort Hill Beach Rd Assoc.		<b>Style:</b> Ranch	
<b>Devel:</b> Fort Hill		<b>Appearance:</b> new	
<b>Adult Comm:</b> N		<b>Rooms:</b> 8	<b>Br:</b> 4
<b>Taxes:</b> \$23,502.00	<b>Vill Tax:</b> \$3,805.00	<b>Baths Full:</b> 2	<b>Half:</b> 1
<b>Total Taxes:</b> \$27,307.00		<b>Lot Size:</b> 2.58	<b>Sqft:</b> 112385
<b>Dis:</b> 403	<b>Sec:</b> 5	<b># Kitchens:</b> 1	
<b>Block:</b> 0003	<b>Lot:</b> 27	<b>Zoning:</b>	
<b>Appx Yr Built:</b> 1979	<b>New Constr:</b> N	<b>Walk Score®:</b> 0	
<b>Modification Exclusions:</b> None			

<b>School District:</b> Cold Spring Harbor	<b>Elementary School:</b> Lloyd Harbor School
<b>Jr High School:</b> Cold Spring Harbor High School	<b>High School:</b> Cold Spring Harbor High School

**Public Remarks:** Welcome to Fort Hill Beach, where luxury meets tranquility. Nestled on over 2.5 acres of meticulously landscaped grounds, this stunning ranch has undergone a complete transformation, offering unparalleled comfort and style. Step inside to discover vaulted ceilings and an abundance of windows that bathe every corner in natural light, creating an inviting atmosphere throughout. The centerpiece of the home is the brand new gourmet kitchen, boasting custom white shaker cabinets, exquisite veined quartz countertops, and gold-accented hardware. A top-of-the-line Thermador appliance package ensures that culinary delights and makes it perfect for entertaining family and friends. Adjacent to the kitchen, a spacious dining room offers direct views of the picturesque backyard, while the cozy family room, complete with built-ins and ample space for entertainment, seamlessly connects to the elegant living room. Here, a wood-burning fireplace sets the scene for intimate gatherings, with sliding glass doors providing access to the newly constructed composite deck, where al fresco dining and relaxation await. On the quiet side of the house, three well-appointed bedrooms await, accompanied by a newly renovated four-piece hall bath. The fourth bedroom is an oversized ensuite primary bedroom offers a serene retreat, with direct access to the outdoors for moments of peaceful contemplation. The lower level of the home has been thoughtfully designed for both relaxation and productivity, featuring a spacious living area, three versatile rooms ideal for storage or office space, and a full bath. Direct access to the three-car garage adds convenience and functionality to this exceptional property. New windows, siding, roof and copper gutters complete this total transformation. Adjacent to Caumsett State Park, residents can enjoy horseback riding, hiking, biking, and walking trails. Huntington Village offers world-class shopping, the Paramount Theater, restaurants, and vibrant nightlife. Lloyd Neck Estate residents enjoy exclusive access to amenities such as a family friendly beach on Long Island Sound and dock and mooring rights on the harbor. Additionally, the private Lloyd Harbor Beach offers lifeguard services, summer camp, tennis, and pickleball. Surrounded by natural beauty, this residence epitomizes luxury living in Lloyd Harbor. Private police force, Cold Spring Harbor School District and 55-minute train commute to NYC.

**Property Characteristics**

<u>Interior Features</u>	<u>Exteriors Features</u>	<u>Utilities</u>
<b>Total Rooms Finished:</b> 8	<b>Exterior Features:</b> Deck, Fenced, Patio, Porch, Sprinkler Lawn Sys	<b>A/C:</b> Central, Energy Star Unit(s)
<b>Appx Int Sqft:</b> 4133	<b>Parking:</b> 3 Car Attached, Driveway, Lot Parking, Private Parking	<b>Heating Fuel:</b> Oil Above Ground
<b>Sqft Source:</b> FP	<b>Driveway:</b> Pvt	<b>Heating Type:</b> Forced Air, Hot Water
<b>Basement:</b> Finished, Full, Walk Out	<b>Construction:</b> Frame	<b>Heat Zones:</b> 2
<b>Attic:</b> Partial	<b>Siding Description:</b> Masonry, Shingle, Vinyl	<b>Hotwater:</b> Electric Stand Alone
<b>Fireplaces:</b> 1	<b>View:</b> Open View, Park View, Scenic View, View	<b>Garbage Removal:</b> Public
		<b>Water Description:</b> Municipal
		<b>Sewer Description:</b> Cesspool, Septic Permit:

**Included:** Cook Top, Dishwasher, Dryer, Refrigerator, See Remarks, Washer, Wine Cooler  
**Building Features:** Fireplace, Hardwood Floors Exist, Master Bath  
**Lot Description:** Level, Partly Wooded  
**Green Features:** Double Pane Windows **Cert Year:**

**Floor Plans**

**Level: 1**  
**Additional** (Foyer, Eat In Kitchen, Dining Room, Family Room, Living Room, Powder Room, 2 Bedrooms, Full Hall Bath, Primary Suite)  
**Level: Lower**  
**Additional** (Family Room, # Storage Rooms, Utility, Laundry, Full Bathroom, 3 Car Garage.)

<b>List Date:</b> 4/17/2024	<b>Original LP:</b> \$2,495,000	<b>Occupancy:</b>
	<b>List Price:</b> \$2,495,000	
	<b>Owner Financing:</b> N	