

Hamptons Multi-Family Compound

Three Separate Residences | 0.34 Acres | Near Peconic Bay



Cottage Compound Near Peconic Bay – Set on **0.34 acres** in Hampton Bays and located approximately 1,000 feet to the Peconic Bay shoreline, this unique **three-cottage property** delivers the feel of a private coastal retreat with the flexibility of multiple separate residences on one parcel.

Three Separate Two-Bedroom Cottages – The compound includes three individual cottages, each offering **2 bedrooms, 1 bath, a kitchen, and a living room**, with an appealing beach-cottage aesthetic originally built in 1969 and renovated in 2022. Two of the cottages include full basements with outside entrances, adding valuable utility for storage and seasonal gear.

Turnkey Lifestyle With Coastal Amenities – Water views, outdoor living areas, and classic Hamptons beach energy define the experience—ideal for days on the water, kayaking or paddle boarding, rinsing off in **outdoor showers**, and returning to patios and open-air space for evening downtime and sunset plans nearby.

Rare Multi-Unit Flexibility in a Beach Setting – A true “camp-style” compound with three independent residences is exceptionally hard to replicate, creating a compelling opportunity for an owner seeking a **family-and-friends retreat, a multi-generational setup, or a versatile investment format** near one of the South Fork’s most accessible bayfront environments.

Unit Breakdown – Unit 1: ±741sf (2BR/1BA) | Unit 2: ±731sf (2BR/1BA) | Unit 3: ±590sf (2BR/1BA)

Asking Prices – \$1,725,000

Inquire with the Hamptons Commercial RE Team for additional information.

Tax ID #: 473689 186.000-0002-003.001

2025 Town Tax Bill: \$5,332.90













HC
RE

Apprx Acreage:
0.34

TOWN OF SOUTHAMPTON
BUILDING DEPARTMENT

Certificate of Occupancy
BUILDING ZONE ORDINANCE—ARTICLE XXIV, SECTION 1

No 6584

Date June 2, 1969

Permit No. none

Premises of William J. and Gladys A. Shumacher
to be conveyed to Peter John Mirasola

This is to certify that the

New () Altered () Addition () Pre-Existing **XX** Building **S**

Located Squires East Landing Road and Private Road
Hampton Bays, Town of Southampton

has been COMPLETED substantially according to the approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the OCCUPANCY of building for the following purposes:

This certificate supercedes all previously issued certificates.

USE

three cottages (used as rental units)

No. of Buildings three (3)

Work Completed Prior 10/14/57

Henry de Cillia, Building Inspector

Earl M. Pike, Zoning Inspector



HAMPTONS COMMERCIAL
REAL ESTATE TEAM



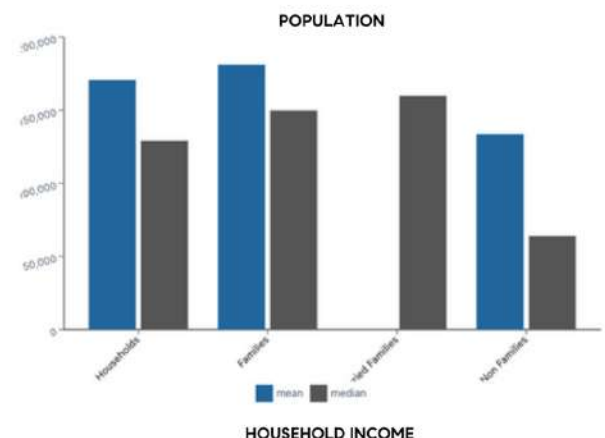
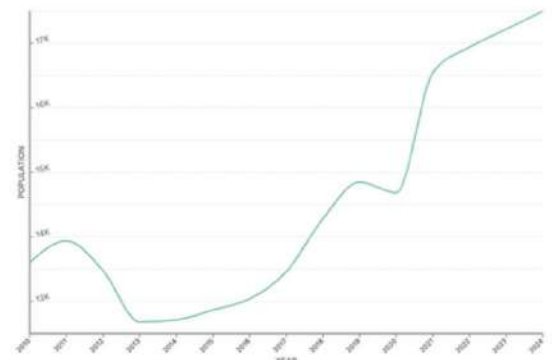
HAMPTON BAYS

Hampton Bays is a Hamlet in the Town of Southampton, NY just 78 miles east of Manhattan. It was originally settled as "Good Ground" in 1740 right where the downtown sits today. The name "Hampton Bays" was taken up in 1922 to resemble the names of neighboring hamlets - Southampton, Westhampton, and more - which draw international appeal.

As of 2024, Hampton Bays has a population of 17,495, with an average household income of \$170,581. Hampton Bays' population is currently increasing by 1.61% annually, and its population has increased by 19.14% since the previous 2020 census.

Hampton Bays is a perfect blend of relaxed coastal living and waterfront recreation. Outdoor attractions such as Tiana Beach and Meschutt Beach are popular spots for swimming and sunbathing, and the area's impressive selection of marinas makes it a hotspot for boating and fishing enthusiasts.

The area is also widely regarded for its seafood, with waterfront staple restaurants like Rumba and Cowfish serving up fresh local catches, tropical cocktails, and stunning bay views.



PARKS

ACCOMODATION

ATTRACTIONS

SHOPPING

- **Sears Bellows County Park**
- **Good Ground Park**
- **Shinnecock County Park**
- **Foster Park**

- **Hotel On Main**
- **The Hampton Maid**
- **Bay Watch Hotel & Marina**
- **Bay View Resort**

- **Ponquogue Beach**
- **Meschutt Beach**
- **Hampton Bays Historical Society**
- **Canal Cafe**

- **Hampton Bays Plaza**
- **Good Ground Antique Center**
- **Wild By Nature**
- **Skidmore's Sports**

COMPASS COMMERCIAL



Hal Zwick

Lic. R.E. Salesperson
631.678.2460
hal.zwick@compass.com

Jeffrey Sztorc

Lic. R.E. Salesperson
631.903.5022
jeffrey.sztorc@compass.com

Sean Deery

Lic. R.E. Salesperson
631.480.5225
sean.deery@compass.com



HAMPTONS COMMERCIAL RE
ADVISORY TEAM