

89 Wainscott Main Street, Wainscott, NY

Brown Harris Stevens



1.80± Acres Tax Map ID 300-200-1-15.005

- 2024 Taxes \$805.04
- 140' frontage with views of over 40 acres of reserve land
- Flood Zone X
- Wainscott East Hampton School District
- Exactly 1 mile to either Beach Lane or Town Line Beach
- Cleared north facing lot
- Allowable GFA = 6,988 square feet

Setbacks for principal structure:

- 40' Front Yard / 15' Side & Rear Yard

Setbacks for accessory structures:

- 50' Front / 15' Side & Rear Yard
- Setbacks for swimming pools and tennis courts are doubled

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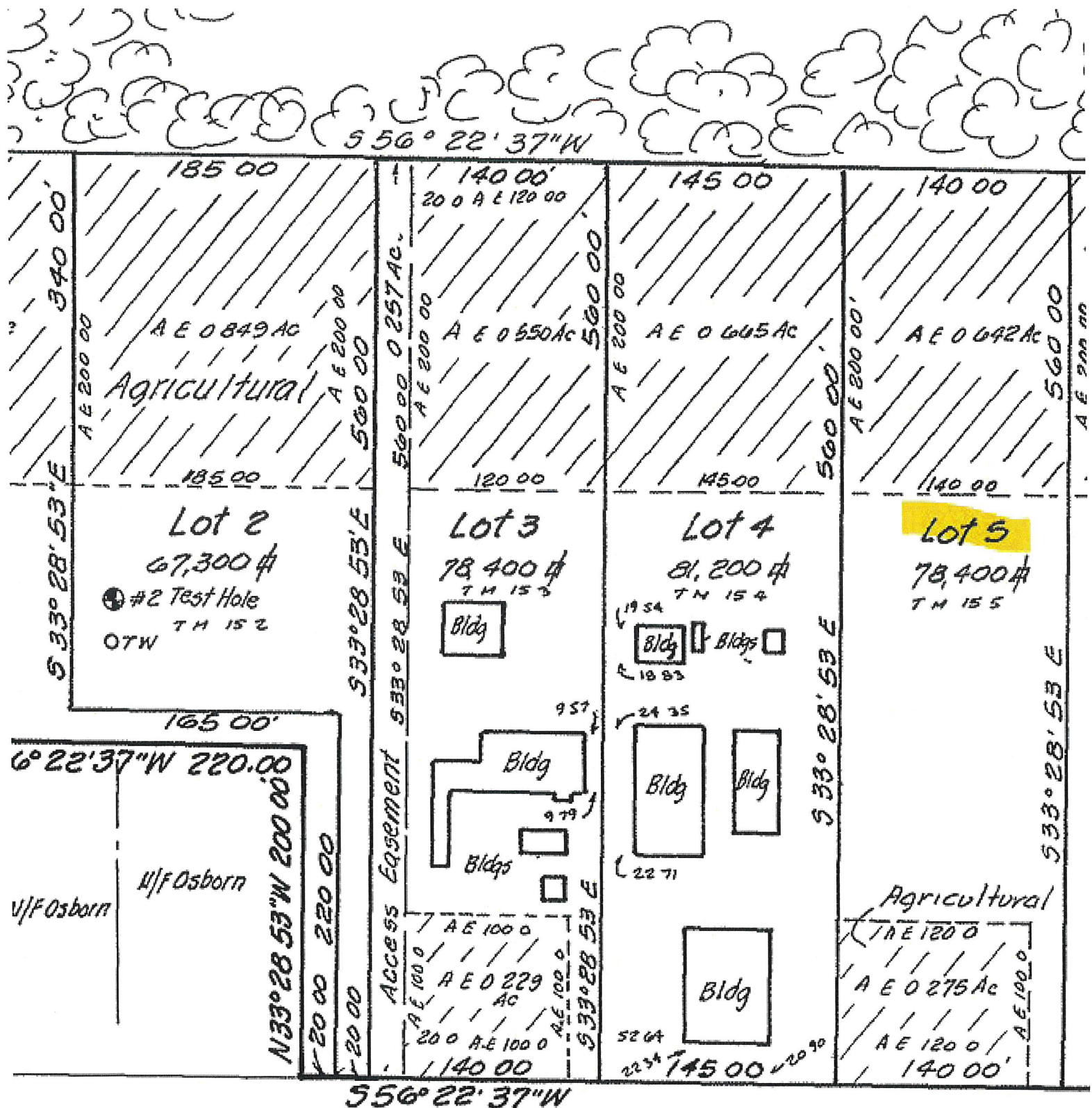
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S 56° 22' 37" W

Wainscott

Main

- Note Lots 1 & 2 will share a common driveway
 3 & 4 will share a common driveway
 5 & 6 will share a common driveway

9.4
17.7A(c)
(COUNTY OF SUFFOLK
DEVELOPMENT RIGHTS)

24.1
(RESERVED AREA)

1

WAINSCOTT CEMETERY
ASSOC.

10.3
2.8A(c)

10.1
2.4A

15.10
1.2A

15.11
1.5A

14.4
1.8A

14.3
1.8A

12
1.8A

11
1.8A

29
30.2A(c)

15.5
1.8A

15.4
1.9A

15.3
1.8A

15.6
1.9A

15.7
1.3A

15.8
1.7A

19.3
1.4A(c)

19.2
1.6A(c)

19.1
1.5A(c)

21.6
1.3A(c)

28.3
1.9A(c)

28.5
4.5A(c)

24.8
4.0A

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