

HAMPTONS SPECULATOR

Ranch Rehab turned Sag Harbor Retreat

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Everyone loves a happy ending. That said, this super cute “Before & After” rehab will leave you breathless.

Here’s our quick review of a newly completed spec project, and the skinny on the Pine Neck neighborhood.

Location, location.

If you didn’t already know, Pine Neck is part of the Sag Harbor School District.

Sag Harbor has a top rated public-ed system, and might be considered one of the best in New York State.

It offers its student population small class sizes, a nurturing environment that focuses on college bound prep, and also features some interesting gifted & talented programs and special projects.





At the High School they offer an in-house masters level CPR instructors course as one of their many unique learning experiences.

Historically speaking, the early Pine Neck settlers were mostly of British decent who followed in the footsteps of the Native Americans, farming and fishing for a living, and selling their produce in nearby Sag Harbor. In the early 1920's Pine Neck developed rapidly and quickly became the most dense part of Noyac.

The area has a cool 1960's camp vibe, where you can imagine the kids walking barefoot through the streets, maybe have a pick-up game of kickball after dinner, or

walk up to Cromer's Country Market for snacks.

There's a lot of new rehab work in this neighborhood because it's convenient to everything including Sag Harbor Village. Now it's considered the most affordable for young couples that want a simple quality of life, and consider the local schools a top family priority.

Nearby are excellent beaches, marinas, and the most amazing sunsets on the East End.

Every night there's the smell of wood burning fireplaces and BBQs with friends and neighbors. The best part of this neighborhood is that you can walk, or bike down to Long Beach for lazy afternoons.



Pine Neck was a no-frills weekend retreat for middle class boaters, sailors and beach goers... now it's the best bargain in town.



Now for the Re-Build...

This classic ranch was a total gut-renovation from top to bottom. The builder/architect used a smart design with an open kitchen and top of the line custom cabinets and stainless appliances.

There's also a lot of rich details like ship lap vaulted ceilings and a resurfaced stone-stacked fireplace as the centerpiece of the living room.



The color palate is bright and cheerful, using the most common trending colors. For energy efficiency and comfort they smartly added a new gas furnace and central air.

One of our favorite new amenities is the screened-in porch right off the kitchen, which is great for night time family movies or for added entertainment space. It also includes a cool outdoor kitchen area for BBQs and backyard get-togethers.

The new landscaping was extremely well planned and the curb appeal will continue to improve as the new irrigation system will keep the vegetation nice and green.

For the new end user there's substantial value as either a primary home or a vacation retreat with some investor potential.

Summer rentals in this location are also very popular.



Let us mention again, the best selling feature is the world class Sag Harbor School District. We also give the Developer high marks and straight A's for design, quality control and great execution.

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