

# Big Reveal: \$3.7M for an oceanfront Westhampton home on a quarter acre

*We're thinking the small property is what's putting this house at the price it's listed for*

Grace Cassidy | July 19, 2018



Earlier this week, we had readers try to guess the asking price of an oceanfront home in Westhampton on just a quarter acre of land. Typically when we do a PriceSpotter, there tends to be a price that a good amount of people gravitate towards with their guesses, but this week, each category was pretty evenly split.

The category with the most votes—41 out of 134—was between \$5 million and \$6 million, but every other category aside from the one guessing the house was listed for under \$3 million got a pretty even number of votes. Only 8 people thought it was listed for under \$3 million, which is what the property sold for in 2009.

Just 15 percent of readers guessed correctly that it was asking somewhere between \$3 million and \$4 million. Listed under Town & Country agent, Rachel Martin, this oceanfront modern home from 2009 is asking \$3.7 million.

The nine-year-old beach house has 3,800 square feet of living space, four bedrooms, and four and a half bathrooms. Interiors include an open floorplan, a modern kitchen with high-end appliances, ocean views from everywhere in the house, and a waterview soaking tub in the master bathroom. Outside, there's a lounging and dining deck, and a pool.



We're thinking that the small, quarter-acre property is the reason that this Dune Road home is asking just \$3.7 million. You almost never see a price that low for an oceanfront home in the Hamptons—especially when the house isn't a teardown.

One commenter also pointed out that the neighbors all have private walkways to the beach, but this house seems to lack one. That might be something that the new owner considers building.

## Poll

**What do you think this oceanfront Westhampton home is listed for?**

This poll is closed.

**6%** Under \$3M

(8 votes)



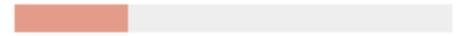
**15%** Between \$3M and \$4M

(20 votes)



**26%** Between \$4M and \$5M

(35 votes)



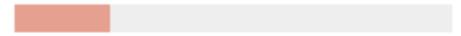
**31%** Between \$5M and \$6M

(41 votes)



**22%** Over \$6M

(30 votes)



134 votes total