



7 Sea Crest Drive, Lloyd Harbor

Your forever and private retreat awaits in Sea Crest Estates! Behind double wrought iron gates, travel the expansive pebble driveway to 9000 square feet of beautiful living space perched atop the Long Island Sound with commanding water views. Stunning custom kitchen flooded with sunlight offers high-end appliances, bright beautiful breakfast nook with walls of glass with dual gas fireplace, coffered ceilings, open family room and living room, formal dining room, home office, 7 bedrooms, 4.5 bathrooms and Crema Marfil Marble floors. First floor primary suite with custom closet and large bathroom, gas fireplace and sitting area. Second floor includes 4 bedrooms with en-suite bathrooms, spacious balcony to take in the sunrise and sunset, 2 additional bedrooms, back staircase and laundry on both floors for convenience and walk-up attic. Easy indoor-outdoor living is provided with tons of doors and windows. Expansive blue stone patio for outdoor enjoyment. Large lower level has 11 ft ceilings, a separate entrance and is clean, dry and ready to be finished or left for additional storage. The fortunate homeowner of this home is awarded access to Lloyd Harbor Beach with mooring rights, summer camp, tennis, pickle ball as well as Caumsett and Target Rock State Park for hiking, biking and fishing.

SIGNATURE
PREMIER PROPERTIES
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If your property is currently listed with another broker, please disregard. It is not our intention to solicit the listings of other brokers.





7 Sea Crest Drive

Lloyd Harbor, NY 11743

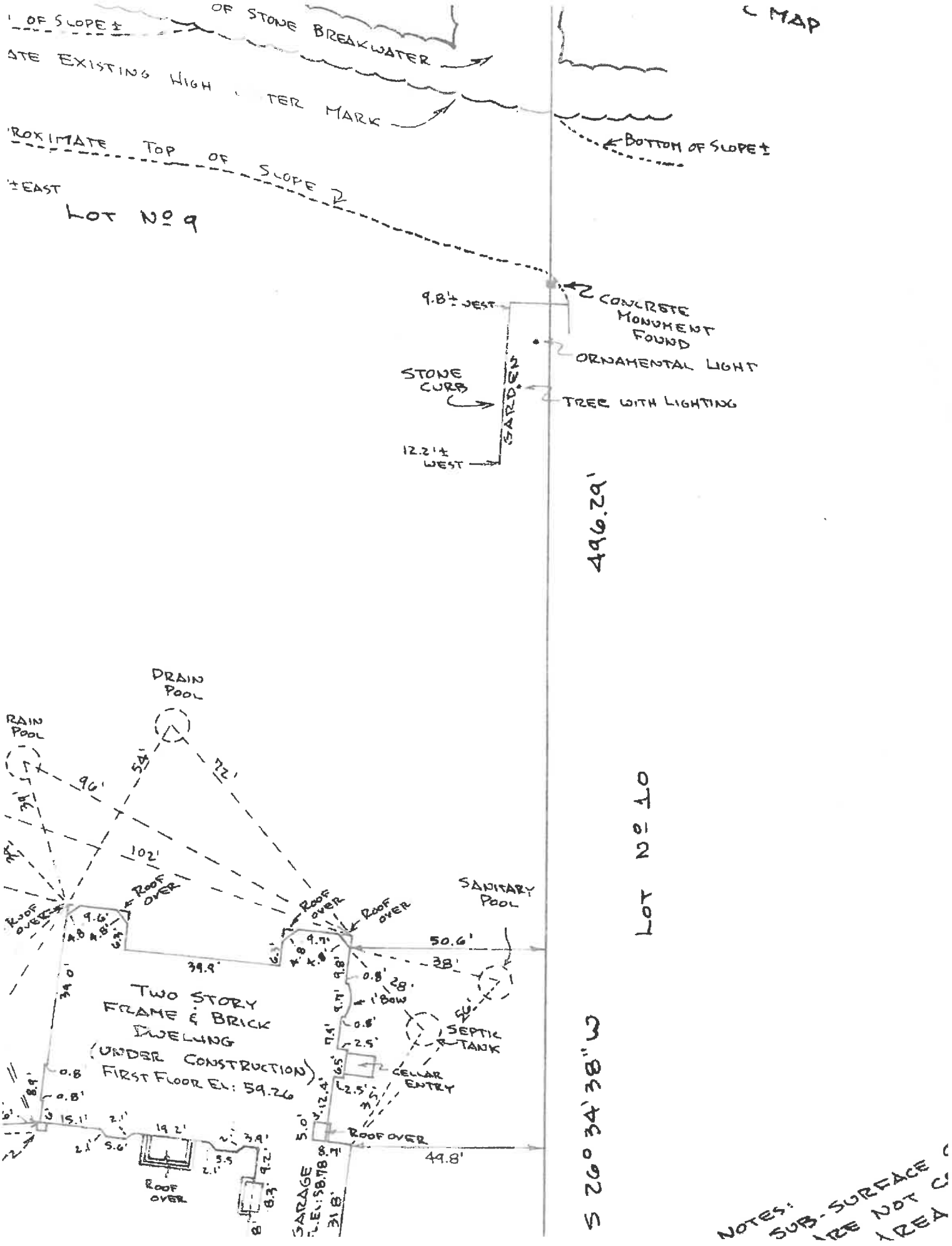


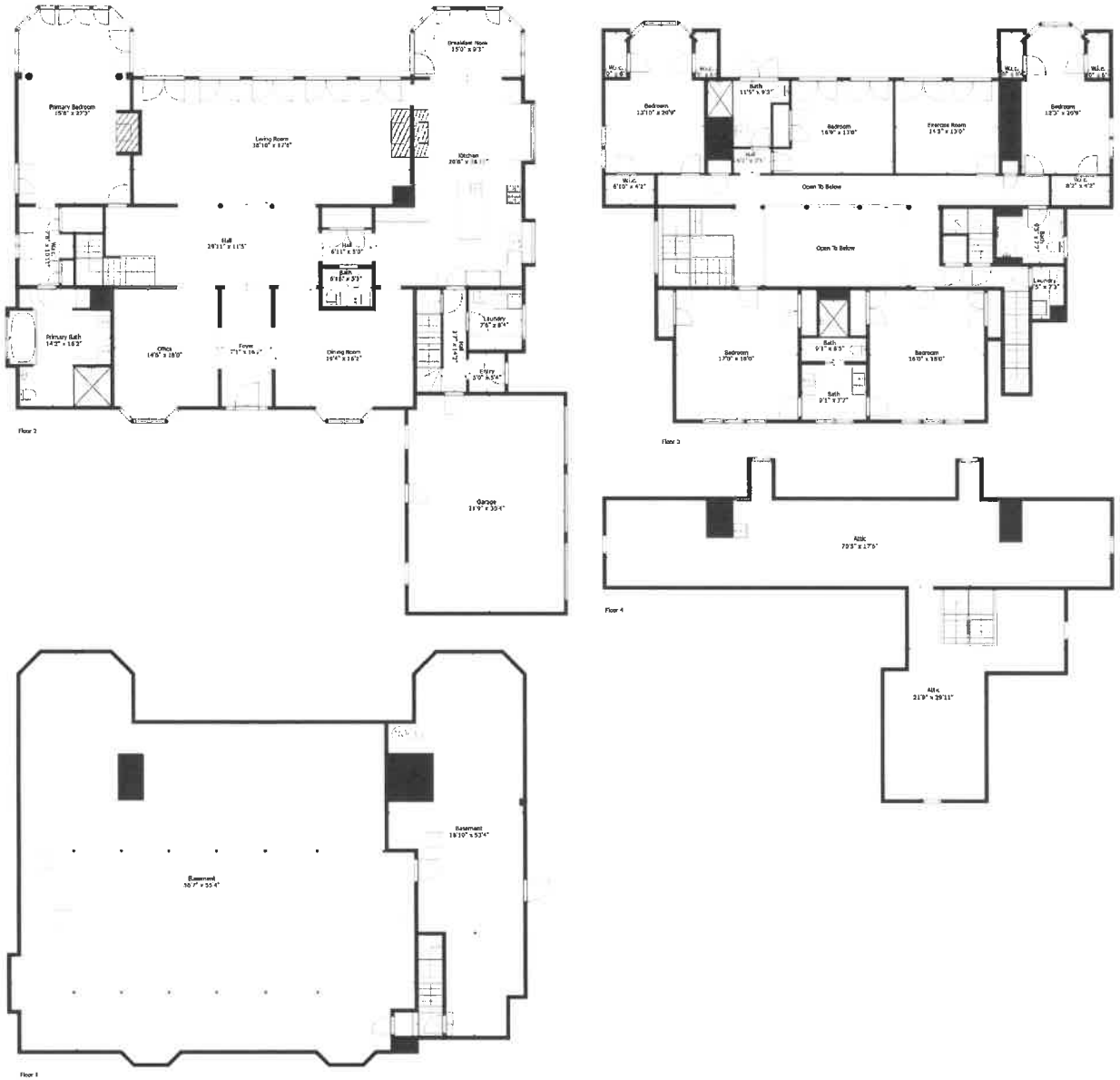
Architect: John DeLuca
Designer: Stephen Bezas, Cold Spring Harbor NY
Builder: Kerim Aydagul, Square 1 Construction

- CAC, CVAC, dedicated hot water tank/heater provides unlimited hot water
- Every room has individual climate control with humidity adjustment & steam injector
- Entire house is prewired for phone/cable/internet
- Skylight Transom in grand foyer, provides ambient light, will receive up to 800 lb chandelier
- All floors are 3 ¼ custom dyed Oak by Peter West (radiant heat)
- All floors & inlays are Crema Marfil marble from Italy
- All coffered ceilings are hand-crafted from solid Poplar
- All ceiling mouldings/paneling/trim are custom
- Fireplaces (Primary/Great Room/Breakfast Area) are propane gas
- Tuscan columns & pilasters in Primary/Great Room
- All baths are Italian Travertine/hand-carved details/hand-glazed tiles
- Bath fixtures are Kohler/Toto/Grohe
- Shower floors are full slab stone (Walker Zwenger)
- Primary walk-in closet is Mahogany with custom cabinetry
- Primary bath flooring is Crema Marfil marble from Italy
- Primary bath with bidet/rain shower/handheld fixtures/custom cast THG hardware from France
- Kitchen with 2 dishwashers/twin Sub-Zero refrigerators/Wolf appliances
- Oven with 6 propane burners/grill/griddle/2 warming trays
- Hand-milled & crafted kitchen cabinetry
- Garden window over kitchen sink with motorized window
- Breakfast nook window seat facing fireplace
- 2 laundry rooms (up & down) with Electrolux Hi-Efficiency washer & dryer with steam
- Unfinished seasonal storage over 3 car garage (18' x 27')
- Basement with 12' ceilings and all utilities/mechanicals (approx. 2000+ sq ft)
- Service stairs off back hallway to 2nd floor
- Full walk-up attic with 100' view deck
- Interior lighting is low voltage halogen hi-hats

Exterior:

- Revetment of bluff done 2023
- State of the art security system with multiple surveillance cameras
- Smartphone remote controls available with flood detection/fire detection
- Exterior patios are Bluestone (including upstairs terraces & decks)
- French doors are Tilt and Turn from MQ
- All gutters/leders/flashing are copper

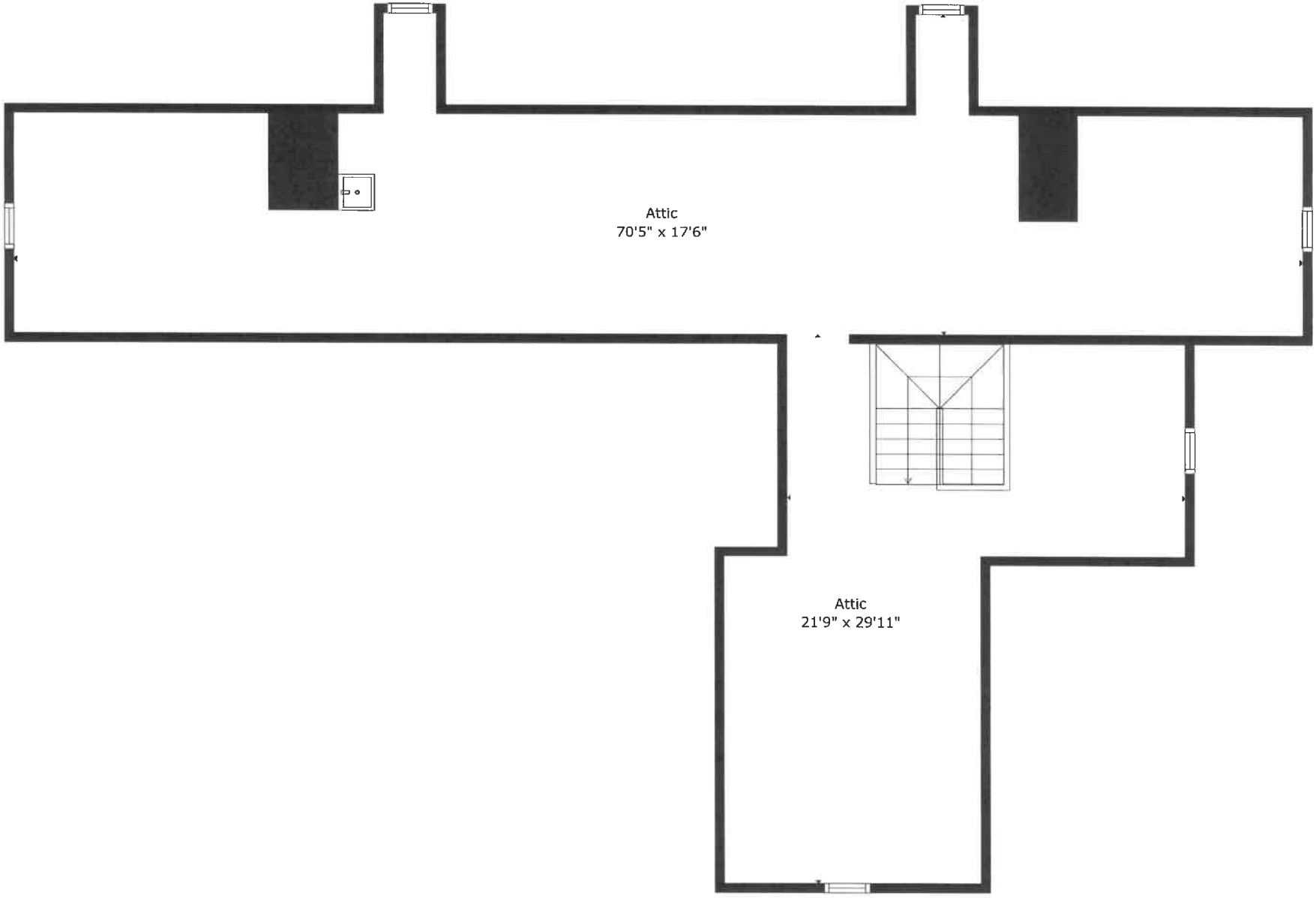

C MAP
OF STONE BREAKWATER
OF SLOPE ±
STE EXISTING HIGH TER MARK
ROXIMATE TOP OF SLOPE
BOTTOM OF SLOPE ±
±EAST
LOT No 9
9.8'± WEST
CONCRETE MONUMENT FOUND
ORNAMENTAL LIGHT
STONE CURB
GARDEN
TREE WITH LIGHTING
12.2'± WEST
496.29'
DRAIN POOL
RAIN POOL
ROOF OVER
SANITARY POOL
50.6'
39.9'
38'
TWO STORY FRAME & BRICK DWELING (UNDER CONSTRUCTION) FIRST FLOOR EL: 59.26
SEPTIC TANK
CELLAR ENTRY
49.8'
GARAGE F.F. EL: 58.78
LOT No 10
S 26° 34' 38" W
NOTES:
SUB-SURFACE
RE NOT
REA



TOTAL: 9141 sq. ft

Below Ground: 3480 sq. ft, FLOOR 2: 3480 sq. ft, FLOOR 3: 2181 sq. ft, FLOOR 4: 0 sq. ft
EXCLUDED AREAS: GARAGE: 658 sq. ft, EMBEDDEDWINDOW: 22 sq. ft, OPEN TO BELOW: 763 sq. ft,
LOW CEILING: 457 sq. ft, ATTIC: 988 sq. ft

Floorplan Are Created With Lidar Technology Deemed Highly Reliable But Not Guaranteed



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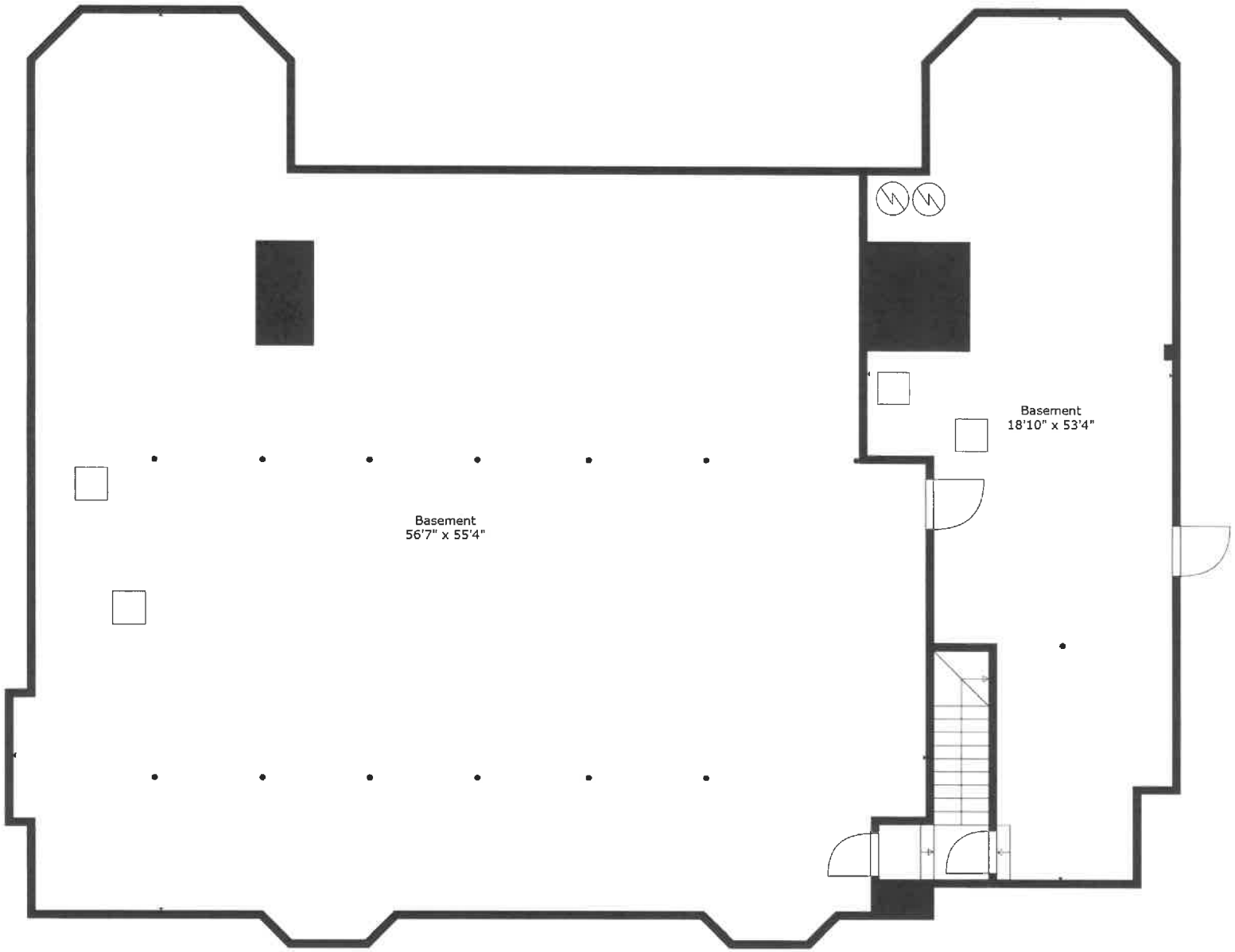
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