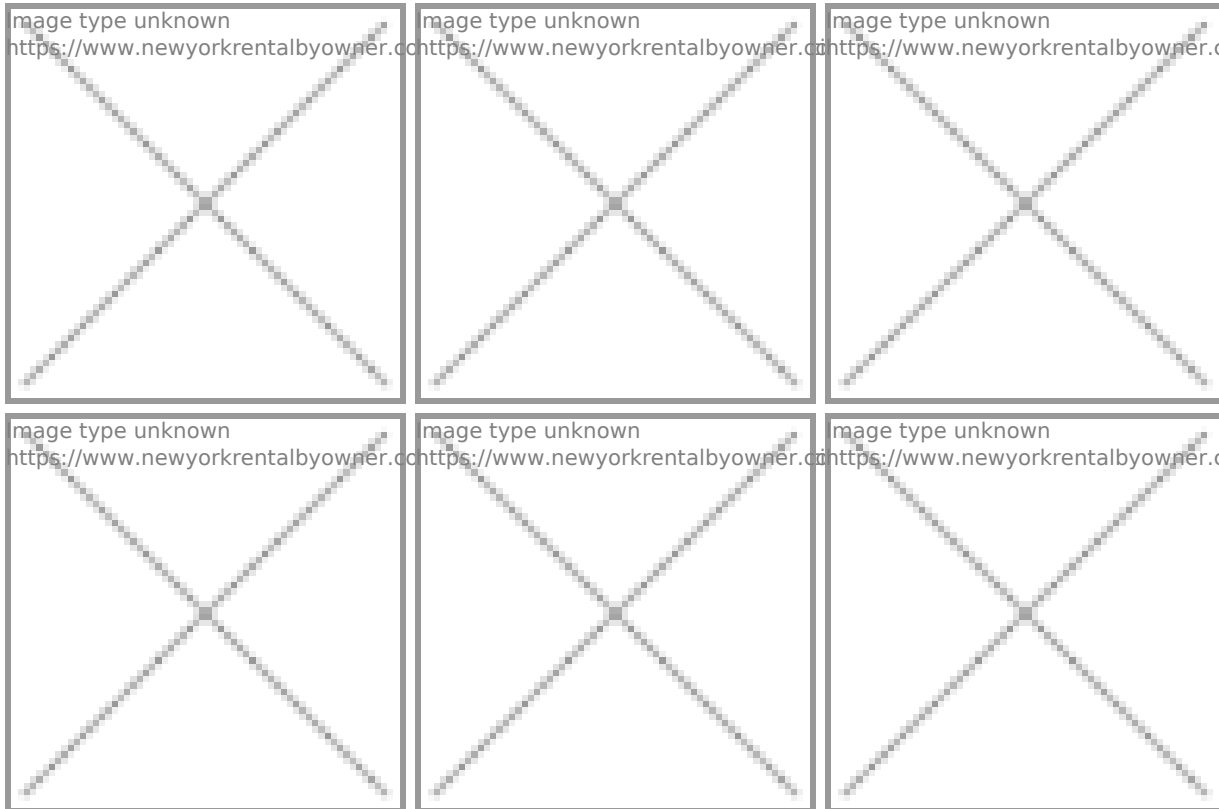


Hilltop Haven in Montauk, Family & Pet Friendly, Designer Digs, Walk to Ocean & Town

Summary

Renovated Modern Farmhouse with pool, Super Private, Family & Pet Friendly, Comfortable, Clean & Fully Stocked w/ All You Need!



Description

Gorgeous new renovation inside & out. Comfort everywhere you turn. Incredible private backyard w/ large heated gunite pool, bluestone patio, decking, outdoor dining & lounging options. Large shed, side yard & front yard.

The space

Newly renovated with white oak hardwood floors & central AC! Private backyard features 18x36 heated gunite swimming pool with bench, sun deck & surrounding lounge chairs. Spa-like outside shower, expansive deck with 6 burner grill & large farmhouse table, fully fenced-in yard, hammock! Chef's kitchen, open floorplan, big wall mounted Smart TVs, fast WIFI, premium cable with movie channels. Tempurpedic mattresses, ceiling fans, magazine-worthy spaces!

The white shaker eat-in kitchen features stainless appliances, oversized quartzite island, indoor & outdoor dining, 48" dual fuel range with double convection ovens & 8 burner gas range with griddle & pot filler, overhead hood with direct vent & lighting, silent dw, Kohler faucets with pull out powersprayers, prep sink with instant hot & filtered cold, drawer microwave, wine fridge, coffee/wet bar, Nespresso cap/expresso machine, under cabinet lighting, driftwood open shelves & handmade zellige tile backsplash.

The mud room & pantry connect the front yard entrance to the backyard & kitchen, with access to the main floor powder room right off the mud room, for easy bathroom trips from the pool area. There is a primary suite

downstairs with private full bath & additional main bedrooms upstairs with double closets. Fourth bedroom is a loft/bunk style with a full bed and a twin bed, perfect for children or teens. Shared bathroom upstairs with oversized soaking tub & shower featuring Grohe multifunction rain shower. Laundry room features double sets of machines, folding & hanging space & slop sink.

Besides a fully stocked kitchen, we also provide towels, linens, pool towels, pool floats, poolside melamine drinkware & dining sets, beach chairs, umbrellas, beach towels & toys, cooler & bicycles.

The house is stocked full of features vacationers will love!

Set high on a hill right by the Montauk Manor, enjoy gentle breezes through the backyard & pool area, which is surrounded by lush trees & shrubs, cocooning you from the outside world. The house & grounds were entirely redone in winter 2023 & every winter we do an upgrade or add more amenities. The central location can't be beat, it's only 3 minutes to town, 5 to Ditch or the Docks. You're one street removed from Fairview Avenue, which loops around the Golf Course. Convenient for walking, biking or running routes, you can also easily walk to town, ocean beaches, or down the hill to Surf Lodge, Roberta's, the train station, and beyond. The historic Montauk Manor is nearby with incredible sunsets over the bay & a restaurant/bar in the restored 1920's lobby.

A tranquil color palate and hardwood floors create the backdrop for a beautiful and relaxing space, carefully appointed with custom furniture, local artwork & driftwood accents. A thoughtful floorplan is perfect for families or small groups of friends looking to spend their vacation in peace. Driveway accommodates 4 cars. EH Town RR #23-.885

Guest access

Guests have access to the whole house, yard, pool & the oversized shed. The backyard is fully fenced in. The garage is locked for homeowner storage. Bonus space above the garage is unfinished and remains locked as well.

Other things to note

Cleaning fees depend on occupancy. Up to 6 guests: \$350, 8 guests: \$450, 9 guests: \$500. One cleaning fee covers your checkout cleaning. Mid-stay cleanings without linen switch: \$300/week for stays longer than one week, with linen switch :\$350.

We are willing to consider fully house broken pets that do not chew, scratch, dig, bark, are picked up after outside & are kept off the furniture at all times. We have a pet fee. It is \$350 per animal.

Bathrooms: Main floor powder room between the mud room & kitchen

Main floor bedroom has a full ensuite bathroom with full size walk-in shower.

Upstairs has a shared bathroom with oversized soaking tub/shower.

Outdoor shower is a 5x5 walk-in spa like shower between the mud room & pool.

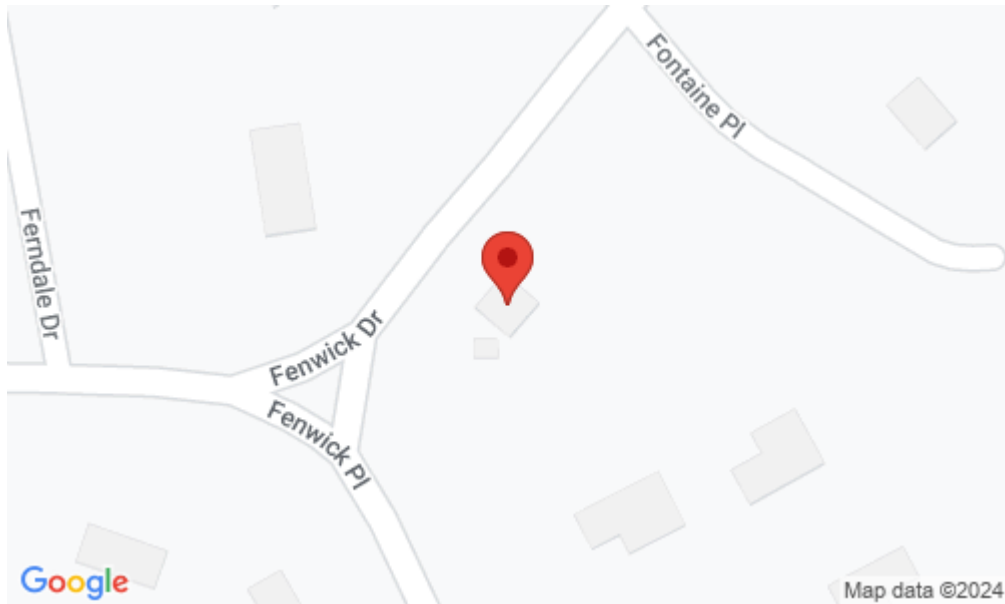
We provide everything we can think of to make your stay as convenient and comfortable as possible. We leave the kitchen fully stocked with spices, condiments, plenty of cookware, cutlery & dining sets. There is ample Tupperware, sippy cups, baby spoons, kids plates & bowls, a booster seat & a pack n play. We fully stock paper towels, toilet paper, tissues & Lysol wipes, as well as mini hotel soaps, shampoos & conditioners. There is a stash of dw pods, laundry pods, stain sprays, etc. Iron & board, hairdryers. Desks for WFH.

Map

Address: 21 Fenwick Dr, Montauk, NY 11954, USA

Zip Code: 11954

Latitude / Longitude: 41.04908438754583 / -71.94608749927522



Nearest Airport	Montauk Airport	5 miles
Nearest Bar	Surf Lodge	0.3 miles
Nearest Beach	South Edison	0.8 miles
Nearest Ferry	Viking	1 miles
Nearest Golf	Montauk Downs Golf Course	0.1 miles
Nearest Restaurant	Surf Lodge	0.3 miles
Nearest Train Station	Montauk Train Station	0.2 miles

Additional Property Information

Preference is given to rentals for the full summer season, to rentals of one month or longer, and to rentals of over 15 days. We are allowed to accept a limited number of rentals for less than 15 days. Preference is given to families, as EH Town law prohibits too many unrelated guests in one rental. Small groups of responsible adults will be considered on a case by case basis. Please inquire for more information.

Accommodation, Features

House

Bedroom(s): 4 (8 Sleeps)

Baby Crib: 1, Full: 1, King: 2, Queen: 1, Twin / Single: 1

Bathroom(s): 2

Combination Tub / Shower: 1, Half Bath: 1, Outdoor Shower: 1, Walk-in Shower: 1

Suitability

- **Long term rentals:** No
- **Pet Friendly:** Some pets, please inquire

- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

Vacation Types

Adventure, Away From It All, Beach, Family, Historic, Romantic, Tourist Attractions

Location Type

Near The Ocean, Rural

Popular Amenities

Air Conditioning, Clothes Dryer, Deck / Patio, Dining Area, Fireplace, Keyless Entry System, Linens Provided, Outdoor Grill, Pool, Telephone, Towels Provided, Washing Machine, Wireless Internet

Indoor Features

Activities / Restaurant Guide, Alarm Clock, Basement, Child Highchair, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Handrails, Heating, Ice Maker, Internet, Iron & Board, Kitchen, Living Room, Lobster Pot, Microwave, Oven, Pantry Items, Refrigerator, Stove, Toaster

Outdoor Features

Beach Chairs, Beach Umbrellas, Bicycles, Deck / Patio, Hammock, Heated Pool, Lawn / Garden, Outdoor Furniture, Outdoor Gas Grill, Porch / Veranda, Private Pool

Access & Parking

Parking Off Street, Stairs

Activities

Activities & Adventure:

Antiquing, Beachcombing, Bird Watching, Boating, Cycling, Deep Sea Fishing, Equestrian Events, Fishing, Golf, Hiking, Horseback Riding, Horseshoes, Hunting, Ice Skating, Jet Skiing, Kayaking, Miniature Golf, Paddle Boating, Photography, Pier Fishing, Roller Blading, Sailing, Scenic Drives, Shelling, Shopping, Sight Seeing, Sledding, Sound/Bay Fishing, Surf Fishing, Surfing, Swimming, Tennis, Walking, Water Skiing, Whale Watching, Wildlife Viewing, Wind-Surfing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$800 - \$3,500		\$6,500 - \$17,000	\$32,000	4 Nights	-
No rates available						

Fees, Taxes, Deposit

	Type	Price	Charge Type
Additional 2 Adults Fee	Info	\$250	Daily

	Type	Price	Charge Type
Additional Adult Fee	Info	\$125	Daily
Checkout Cleaning Fee	Required	\$500	One time
Cleaning Fee - Weekly	Info	\$350	Weekly
Pet Fee	Info	\$350	One time
Suffolk charges 5.5% tax on rentals 30 days or less	Required	5.5%	One time

Policies

Check in: 15:00, **Check out:** 10:00

It's all about respect. Respect our neighbors, our home & our belongings & we won't have any problems. We want you to have a great vacation, we just don't want it to interfere with anyone else's regular life. :-)

EH Town Rental Law: No more than 4 cars, or 4 unrelated guests overnight in a rental property. No parking on street. No excessive or late night noise

Pets Considered, provided they are fully potty trained, do not chew, scratch, dig, bark, are picked up after outside & are trained to stay off the furniture at all times.

Please remember to count your children, including infants, when inquiring. We have a pack n play as well as some other kid's items.

We allow a maximum of 6 adults. Our total max is 6 adults plus 2 children, for 8 total guests.

Suffolk County charges a 3% tax on all rentals of less than 30 days.

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